**CITY PLANNING BOARD**

**BOARD AGENDA**

Planning Board Regular Meeting - Monday, March 8, 2021 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the February 9, 2021 meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. Future Land Use Map Amendment - Project Hurricane - 2398 Peters Road

7. **NEW BUSINESS**

   a. Rezoning - Project Hurricane - 2398 Peters Road

   b. Annexation - Machritchie RV Storage - 2192 Copenhaver Road

   c. Conditional Use - Dwelling Rental -1801 Plover Avenue

8. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. **DIRECTOR'S REPORT**

10. **BOARD COMMENTS**

11. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board** **5. a.**

Meeting Date: 03/08/2021

Information

REQUESTED ACTION

Minutes from the February 9, 2021 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 2/9/21

**Form Review**

Form Started By: Alicia Rosenthal Started On: 02/17/2021 08:48 AM

Final Approval Date: 02/18/2021

# D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

**Planning Board Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, FEBRUARY 9, 2021, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairman Creyaufmiller introduced new Board member, Harold Albury, and Mr. Albury gave a brief overview of himself.

Present: Gloria Johnson-Scott; Bob Burdge; Marcia Baker; Nichelle Clemons; Harold Albury; Michael Broderick; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Shyanne Harnage, Economic Development Manager
Rebeca Guerra, Assistant Planning Director
Vennis Gilmore, Planner
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

Attendees: Marty Sanders, Ex-officio member, St. Lucie County School Board

**4. CONSIDERATION OF ABSENCES**

All Board members were in attendance.

**5. APPROVAL OF MINUTES**

a. Minutes from the December 8, 2020 meeting

Motion was made by Marcia Baker, and seconded by Michael Broderick to approve the minutes from the December 8, 2020 meeting.

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

## 6. HEARING OF THE LOCAL PLANNING AGENCY

### a. Future Land Use Map Amendment - Walsh Kings Highway - 2564 S. Kings Highway

Item 6a and 7d were presented together.

Mr. Creagan gave an overview of the applications and answered questions from the Board on city sewer and water and the proposed use.

Brad Currie, Applicant Representative, from Engineering, Design and Construction Inc., stated the city sewer and water wil be extended and the surrounded uses are compatible with the proposed RV storage and flex space.

Motion was made by Marcia Baker, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

## 7. NEW BUSINESS

### a. Annexation - Project Hurricane - 2398 Peters Road (2 Parcels)

Mr. Creagan gave an overview of the application and answered questions from the Board regarding any concerns expressed by members of the community.

Brad Currie, Applicant Representative, Engineering, Design and Construction, Inc., introduced himself and entertained any questions.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

### b. Text Amendment - Chapters 4 and 125: Sale of Alcoholic Beverages

Ms. Guerra provided an in depth review of the distance requirements for alcoholic beverage sales and C-6 zoning district alcohol sales.

Ms. Johnson-Scott expressed concerns with children walking the corridors to and from school, and Mr. Burdge asked why a formal statement was not provided by the police

department.

Ms. Hofmeister explained that the purpose of the text amendment is not to encourage bad types of development but to encourage redevelopment.

Chairman Creyaufmiller noted the City Commission prompted the Planning Department to look at the ordinance because the existing language was not working for the city.

Marty Sanders stated the St. Lucie County School Board looks at the distance to schools and the underlying zoning district. An overlay beyond the minimum distance will not make a fundamental difference on how the neighborhood reacts. Mr. Sanders highlighted that the Police and Code Enforcement departments will deal with the bad elements and the new language is not problematic and is consistent with Port St. Lucie and St. Lucie County.

Mr. Broderick commented that the current code has stymied progress in the commercial districts and prevented development in the Peacock Arts District and the Avenue D corridor. Mr. Broderick said the revised code is a great start.

Ms. Hofmeister stated the addition of C-6 zoning for alcohol sales is basically a clean up to the City Code.

Motion was made by Michael Broderick, and seconded by Marcia Baker to recommend approval to the City Commission.

AYE: Michael Broderick, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

NAY: Gloria Johnson-Scott, Bob Burdge

Passed

c. **Text Amendment - Chapter 125: Residential Construction & Nonconforming Lots**

Ms. Guerra gave an overview of the text amendment and answered questions from the Board. Ms. Guerra stated the text amendment only effects legal non-conforming lots created by a plat or the lot had dimensions established prior to the zoning codes established by the City of Fort Pierce. She noted that the text amendment will open up the door for duplexes to be built by right and it allows for innovative, quality development in a smart, common sense manner.

Ms. Guerra answered questions from the Board on property owners asking for this change and the text amendment applying to existing buildings.

Mr. Broderick said the text amendment is a good idea because of the antiquated lots on South Beach and Avenue D.

Ms. Hofmeister highlighted that Design Review will be added to address architecture and the way structures sit on the site.

Ms. Johnson-Scott addressed concern with greater density on smaller lots.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

d. **Rezoning - Walsh Kings Highway - 2564 S. Kings Highway**

This items was moved to 7a and presented with item 6a.

Motion was made by Gloria Johnson-Scott, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use - Gateway Plaza Arcade - 2051 S. US Highway 1**

Mr. Creagan provided an overview of the application and said the 2,000 square foot unit is in conjunction with the overall transformation of the Gateway Plaza. Mr. Creagan stated the application was received first in the lineup of arcade applications being presented at the Planning Board meeting.

Tod Mowery, Applicant Representative from Red Tail, provided a brief overview on the changes being made to update the Gateway Plaza.

No one spoke against the application.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of Approval for the Conditional Use with No New Construction to the City Commission with the following two (2) conditions:

1. Submit a Lighting Plan or Photometric Survey to the Building Department in accordance with City Code 125-325 (2)(h) that demonstrates compliance with the City's Lighting Code 125- 315(j). This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(h).
2. Submit a Landscape Plan in accordance with City Code 125-325 (2)(i) that demonstrates compliance with the City's Landscape Code 123-37. This shall be completed before the issuance of a Business Tax Receipt in accordance with City Code 125-325 (2)(i).

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Conditional Use - ACOR Recycling - 1121 Digiorgio Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on noise levels, indoor processing, fumes, airborne debris, residential to industrial transition and buffering.

Ms. Hofmeister stated staff toured the facility and all processing is indoors and there is no noise or odors. She noted that the structure is far back from the neighborhood and the

applicant will be submitting a landscape plan.

Mr. Gilmore stated the applicant is adding large trees to the landscaping and there is a dense landscape buffer at the residential subdivision.

Fred Mussari, ACOR President, stated the operation is a pre-consumer food and beverage destruction facility and once the brand new products are de-packaged the recyclables are banded and shipped out on almost a daily basis. He said the dried food is made into cattle and hog feed pellets and the liquid food goes to either a compost facility, from waste to energy for anerobic digestion or could be transported to the local municipality wastewater plant to be used as a food source. Mr. Mussari answered questions from the Board about odors, disruption, truck traffic and how the trucks will be accessing the site. He said that the equipment does not make a lot of noise and there are no emissions. He stated there will be 20 truckloads a day and they will not pass through the residential neighborhood.

Motion was made by Gloria Johnson-Scott, and seconded by Marcia Baker to forward a recommendation of approval with the following three (3) conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.
2. All truck traffic must utilize Digiorgio Road and Oleander Avenue.
3. All storage must be under a covered structure.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

g. **Conditional Use - Palm Beach Career College (Nursing School) - 1905 S. 25th Street, Unit 103**

Mr. Gilmore gave an overview of the application.

Dr. James Alouidor, Applicant, stated he is a trained medical doctor, who loves to educate people, especially ones that cannot get into a major college. Mr. Alouidor answered questions from the Board on the curriculum and how the school will be accredited. Mr. Alouidor stated the Licensed Practical Nurse (LPN) and Bachelor of Science in Nursing (BSN) license is new and not accredited yet and the Certified Nursing Assistant (CNA) and Home Health Aide (HHA) license are accredited at the Palm Beach school location.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

h. **Waiver of Distance - Triple Royal Arcade - 2061 S. US Highway 1**

This item was presented with 7j.

Mr. Gilmore provided the Board with a handout from St. Lucie County Public Safety showing the number of events by nature at the shopping center.

Mr. Gilmore gave an overview of the application and answered questions from the Board on communities having two arcades in the same shopping center, impact comments from the police department, and the new right hand turn lane.

Mr. Broderick suggested that an overall landscape plan be looked at because there were landscaping challenges with the Wawa approval in the Gateway Plaza. He noted there was an arrangement with the property owner to add landscaping to other areas in the shopping center.

Mr. Gilmore stated the free standing parcel is a different owner than the shopping center.

Tod Mowery, Red Tail, stated the shopping center right hand turn lane will be 120 feet long by 20 feet wide and will not interfere with the bus shelter.

Reginal Sessions, Attorney, Applicant Representative, stated the arcade will be offering security the bulk of the hours the arcade is open.

Rod Waller, Sunrise City Construction, said that Port St. Lucie has a shopping center with two arcades. Mr. Waller stated the arcade will be moving into the old Payless shoe store, which has lighting and landscaping, and minimal construction is needed to accommodate the machines.

Ms. Baker suggested adding a charging station and Mr. Broderick said there is no conflict between the two arcades in the same center and it is a great way to re-purpose the facility.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

i. **Conditional Use - Triple Royal Arcade - 2061 S. US Highway 1**

Item 7h and 7i were presented together.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval to the City Commission with the following seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. Install a bicycle rack with a minimum of 6 bicycle stalls.
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement

(1)(f): Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.

3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.
4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. This must be provided prior to receiving Certificate of Occupancy.
5. Per City Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.
6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.
7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

j. **Conditional Use - Baker Dwelling Rental - 1577 Thumb Point Drive**

Ms. Hofmeister gave an overview of the application and answered questions from the Board regarding Code Enforcement citations and limit of two parking spaces.

Susan Baker, Owner, was called via telephone, and she answered questions from the Board on the property manager her primary residence, advertising the vacation rental, and living at the residence, . Ms. Baker stated she lives in Palm Beach.

Ms. Hofmeister stated the property manager must reside in St. Lucie County.

Jerry Walters, resident, spoke against the application and asked how Ms.Baker is going to live in the property and rent it out at the same time.

Tim Bankston, resident, spoke against the application, and said he does not want to live next door to a revolving motel and the application would put his quality of life at risk.

Terry Shafer, resident, spoke on behalf of Glynda Cavalcanti, resident, and provided a handout after she spoke. Ms. Cavalcanti said the rental will destroy the neighborhood, devalue the property and put her life at risk.

Terry Shafer, resident, spoke against the application and stated she made a complaint to Code Enforcement regarding weekend rentals in a single family neighborhood. She asked the Board to deny the application due to the safety hazard and health effects.

James Longstreet, resident, spoke against the application and stated the revolving door of

strangers is a Russian roulette situation in a low density neighborhood. He suggested a district be created for short term rentals.

Irving Shafer, resident, spoke against the application, and stated there were different people staying at the house every night of the week and the revolving door of strangers will increase crime.

Ross Crittenden, resident, spoke against the application, and stated he ask very little of the police and would appreciate not having motels in his neighborhood.

Susan Baker, stated she loves the community and is predominantly a resident in St. Lucie County. She stated she is not bringing in awful people to rent the house and she needs the income.

Board discussion ensued on how one adult and four children are going to live in the house with renters and that the property manager, Susan Baker, does not reside in St. Lucie County.

Board member Baker made a motion to deny the application because it is not compatible with the neighborhood or R-1 zoning and the existing Airbnb ads were from a few days to a week.

Chairman Creyaufmiller asked Ms. Earley to advise the Board on a motion for denial having substantial competent evidence.

Ms. Earley stated the Planning Board is an advisory Board, not a Quasi-Judicial Board, and the Board needs to take in the evidence and make a decision. Ms. Earley stated the City Commission ruling must be made and supported by competent substantial evidence. Ms Earley articulated the motion for denial being there are significant doubts that the applicant could comply with condition #1 and the application is not compatible with the community. Ms. Earley said the issue to regulate the frequency of the rentals is up to the state legislature. She suggested to the Board that they further develop the record by how the use of the property effects the criteria.

Ms. Baker amended her motion.

Motion was made by Marcia Baker, and seconded by Michael Broderick to deny the application based on the record of the applicant not being able to meet condition #1: (The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce) and the owner refused to stop renting after being cited by Code Enforcement, and the use of a short term rental is a health, safety and economic hazard to the neighborhood.

AYE: Bob Burdge, Marcia Baker, Michael Broderick

NAY: Nichelle Clemons, Harold Albury, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Failed

Ms. Baker's motion failed and Board discussion ensued on not being able to prove the items in the motion.

Chairman Creyaufmiller read a direct quote from Pete Sweeney regarding having competent substantial evidence for a recommendation of denial.

Motion was made by Michael Broderick, and seconded by Marcia Baker to deny the application with the testimony from the applicant that she does not reside in St. Lucie County so the property manager is not in compliance.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

k. **Conditional Use - Readler Dwelling Rental -1182 Binney Drive, Unit B**

Ms. Hofmeister gave an overview of the application and answered questions from the Board on the parcel being a single family dwelling, and only one unit being rented.

Jane Land, Property Manager, stated the owner visits twice a year for 4-6 weeks. She clarified that this will be a seasonal rental never less than 30 days. Ms Land asked if a boat with a trailer counts toward the two vehicle restriction.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission with the following five (5) conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AYE: Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Chairman Frank Creyaufmiller

Passed

l. **Site Plan - Crossroads Industrial - Parcel ID 2325-122-0002-000-3**

This item was moved to 7h.

Mr. Creagan stated the subject site is approximately 129.52 acres of vacant land and the applicant is proposing to build a 1,133,000 square foot warehouse that can be designed as either one (1) building for a single user or two (2) separate buildings for two (2) separate users. Mr. Creagan answered questions from the Board on up lighting, proposed tenants, traffic mitigation, signage, number of jobs and the location of the second building.

Ms. Hofmeister stated that an outside consultant reviews large development projects and the traffic mitigation will be handled at the building permit stage, so it will not delay development.

Mr. Creagan clarified that if there were two buildings, the large building would be split in two and additional parking would be added.

Josh Nichols, from Schmidt Nichols, representing the Silverman Group, showed a PowerPoint presentation and highlighted how the Silverman Group is a good partner for the city and the site is perfect because of the access to the Turnpike and I-95. Mr. Nichols said the proposed warehouse wll look like an office building in an industrial sector. Mr. Nichols added that approximately 150 - 200 employees will be hired, depending on the ultimate tenant. Mr. Nichols stated each building would be 550,505 square feet with parking in the middle for both buildings or one building with 1 million square feet with 47 acres capped for preservation.

Peter Tesch, President of St. Lucie County EDC, stated this is a significant project for the City of Fort Pierce that will create sustainable jobs for St. Lucie County. Mr. Tesch showed the Economic Impact Analysis of new construction and new jobs.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission subject to three (3) conditions:

1. The applicant shall provide architectural up lighting along the facades of the building(s) facing I-95 and Florida's Turnpike. The same architectural lighting shall be provided along the north facade of the building(s) in the areas not utilized for bay doors/loading. The applicant shall provide details of the lighting program at the time of building permit review.
2. After a minimum of six (6)months of full operation of this project site, the applicant should update the trip generation, trip distribution and level of service to verify the assumptions provided as part of this traffic study at the time of approval. If discrepancies are detected, the updated study should provide mitigation measures if needed. The updated study should be submitted to St Lucie County for review.
3. The Airborne Mountain Bike Club shall be able to maintain their club and trails within the South Florida Water Management (SFWMD) District Conservation Easement per their existing agreements with either SFWMD and or the property owner.

AYE: Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Chairman Frank Creyaufmiller

Passed

m. **Disposal of Surplus Property - 1207 Avenue L - 2404-801-0055-000-5**

Ms. Harnage explained the purpose of disposal of surplus property is to get the property back on the tax roll for redevelopment since there is no municipal purpose for the property. Ms. Harnage stated the respondent scores are obtained by determining what is being done,how soon, economic impact and the value of improvements.

Ms. Harnage stated that the appraisal for 1207 Avenue L came in at $45,000 and the property is currently in fair/uninhabitable condition.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

n. **Disposal of Surplus Property - Cortez Boulevard - 2421-500-0060-000-2**

Ms. Harnage said this is a beautiful lot with lots of Oak trees and the city only received one response from the neighboring property owner, who has been maintaining the property for 25 years and would use the property for family use and possibly build a home for his grandchildren.

Chairman Creyaufmiller highlighted the bidder fit the City Commission description outline for disposing of surplus property. The chairman noted the bid was for more than the property value of $35,000.

Ms. Harnage explained that they are unable to negotiate the price and Ms. Baker suggested the city refund the respondent the difference.

Motion was made by Marcia Baker, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.

AYE: Michael Broderick, Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

o. **Disposal of Surplus Property - S. 11th Street - 2409-826-0005-000-2**

Ms. Harnage stated the property abuts Goodwin Park and the respondent will build either a single family home or duplex rental in 1 1/2 years.

Motion was made by Bob Burdge, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Ms. Hofmeister gave an update on the Vacation Rental Committee. She said Rebeca Guerra and Mr. Broderick will be chairing the committee and the property manager spot is still open. Ms. Hofmeister provided a tentative schedule with a presentation to the Planning Board over the summer.

a. **Proposed Meeting Date Change - 2nd Monday of the Month - 2:00 PM**

Mr. Burdge stated he a conflict with another meeting on the 2nd Monday of the month and may have to leave early.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to move the Planning Board meeting time to 2 PM on the 2nd Monday of each month.

AYE: Bob Burdge, Marcia Baker, Nichelle Clemons, Harold Albury, Michael Broderick, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

## 10. BOARD COMMENTS

Chairman Creyaufmiller stated the drafted proposals for home rule are being voted on Wednesday, February 10, 2021 and he would like to get updates on the vote from Ms. Earley. Ms. Earley stated she would provide updates on the vote to Ms. Hofmeister.

Ms. Earley said she will not be a member of the Vacation Rental committee. Mr. Broderick stated that the legal department will be drafting the Short Term Rental ordinance that will go to Conference Agenda, Planning Board and then City Commission for approval.

Chairman Creyaufmiller asked Ms. Earley how City Code Chapter 22 turned into Chapter 125. Ms. Earley stated a complete overhaul of the code was done in the summer of 2020.

Mr. Broderick commented that the no on-street parking short term rental Conditional Use discussion at the January 19, 2021 City Commission meeting was convoluted and the City Commission did not grasp the Planning Board's added condition. Mr. Broderick explained that you can't have 12 people staying at a two bedroom rental with four parking spots and the other people parking on the street. This purpose of the condition was to prevent multiple renters at a two bedroom unit.

Ms. Baker said legal on street parking helps the community, visitors and the residents.

## 11. ADJOURNMENT

# COMMUNICATIONS

## Number of Events by Nature

| Nature | # Events |
|---|---|
| <<No Nature Entered>> | 48 |
| ALTERED CONCIOUSNESS L3 | 1 |
| ALTERED CONSCIOUSNESS L2 | 1 |
| ANIMAL COMPLAINT | 1 |
| ARMED ROBBERY | 1 |
| ASSAULT L3 | 3 |
| ASSAULT L4 | 3 |
| ASSIST OTHER AGENCY | 9 |
| ASSIST TO MOTORIST | 33 |
| ATTEMPT TO CONTACT | 2 |
| BEHAVIORAL L3 | 2 |
| BEHAVIORAL L4 | 1 |
| BRUSH FIRE L3 | 2 |
| BURGLARY ATTEMPT | 1 |
| CAR FIRE L1 | 4 |
| CARDIAC PROBLEM L2 | 2 |
| CARDIAC PROBLEM L3 | 1 |
| CHILD ABUSE | 1 |
| CIVIL MATTER | 1 |
| CIVIL PAPERS | 1 |
| CLOSE PATROL | 42 |
| CONDUCT INVESTIGATION | 24 |
| COVID-19 RELATED CALL | 1 |
| DIABETIC L3 | 2 |
| DISTURBANCE | 9 |
| DISTURBANCE IN PROGRESS | 13 |
| DOMESTIC TROUBLE | 5 |
| DRUNK OR IMPAIRED DRIVER | 1 |
| DRUNK PEDESTRIAN | 1 |

Certified under penalty of perjury that
the attached documents are true and
accurate copies of records for the
St. Lucie County Public Safety/911

Certified under penalty of perjury that
the attached documents are true and
accurate copies of records for the
St. Lucie County Public Safety/911.

| Nature | # Events |
|---|---|
| ENVIRONMENTAL ILLNESS L3 | 4 |
| FALL L2 | 2 |
| FALL L3 | 4 |
| FIGHT | 3 |
| FLAGDOWN | 10 |
| FOOT PATROL OR PARK AND WALK | 30 |
| FORT PIERCE CITY ORDINANCE | 1 |
| FRAUD OR EMBEZZLEMENT | 5 |
| HANG UP OR NO VOICE CALL | 9 |
| HIT AND RUN | 10 |
| IDENTITY THEFT | 1 |
| INFORMATION | 2 |
| LARCENY | 13 |
| MISC TRAFFIC COMPLAINT | 21 |
| MISSING PERSON RUNAWAY | 1 |
| MOTOR VEHICLE CRASH L1 | 49 |
| MOTOR VEHICLE CRASH L2 | 1 |
| MOTOR VEHICLE CRASH L3 | 2 |
| MOTOR VEHICLE CRASH L4 | 2 |
| MVC FLIGHT CRITERIA | 6 |
| NARCOTICS CASE | 3 |
| OBSCENE OR HARRASSING CALLS | 2 |
| OBSTRUCTION IN ROAD | 10 |
| OD OR POISONING L2 | 2 |
| OPEN DOOR OR WINDOW | 1 |
| PHONE MESSAGE | 7 |
| PREMISE ALARM | 14 |
| RADAR DETAIL | 2 |
| RECKLESS DRIVER | 55 |
| RECOVERED PROPERTY | 3 |
| RESPIRATORY L2 | 2 |
| SEIZURE L1 | 1 |

Certified under penalty of perjury that the attached documents are true and accurate copies of records for the St. Lucie County Public Safety/911

| Nature | # Events |
|---|---|
| SEIZURE L2 | 2 |
| SEIZURE L3 | 2 |
| SHOOTING ACTIVITY | 2 |
| SICK L3 | 1 |
| SICK L4 | 6 |
| STOLEN AUTO | 1 |
| STRONGARM ROBBERY | 2 |
| SUICIDE THREATS WITHOUT INJ | 1 |
| SUSPICIOUS INCIDENT | 5 |
| SUSPICIOUS PERSON | 89 |
| SUSPICIOUS VEHICLE | 8 |
| TRANSPORT OR ESCORT | 2 |
| TRAUMA L4 | 3 |
| TRESPASSING COMPLAINT | 5 |
| UNCONSCIOUS L1 | 2 |
| UNKNOWN L2 | 15 |
| UNKNOWN L3 | 4 |
| UNWELCOME PERSON | 18 |
| VEHICLE ACCIDENT NO INJ | 54 |
| VEHICLE OR TRAFFIC STOP | 286 |
| **Total** | **1002** |

Certified under penalty of perjury that the attached documents are true and accurate copies of records for the St. Lucie County Public Safety/911

Dear board members of the Fort Pierce Planning Board,

As a resident of Thumb point since the 80's I beg you to not allow the Issue of a conditional use permit for 1577 Thumb Point Drive.

We have tried to introduce ourselves to Mrs. Baker, but she is never there. We have only encountered renters when going to her home. Mrs. Baker listed her home on vacation rental sites shortly after buying. She did not make herself aware of local law or she ignored them until contacted by code enforcement. It appears that this home was purchased to be rented. Renters were still there after we contacted code enforcement.

The neighborhood of Thumb Point was established in the mid 50's. It was and has remained a single family neighborhood. We bought in this neighborhood knowing that the density would be low and we would get to know our neighbors and our neighborhood. We watch out for each other in Thumb Point. This is not A!A with many multi family dwellings and rentals nor Seaway Drive. Our neighborhood is one horsehoe.

If our neighborhood turns into commercial property with unregulated mini motels we will loose our safety net of "who should be where!" We will loose the quiet that our neighborhood has afforded us. We will constantly be stressed out as to "who will be here this weekend" will there be loud noise, garbage everywhere...cars parked in the streets... will I have to call the police again when they should have better things to do!

Allowing this type of rental in our neighborhood threatens the safety and well being of our very well loved Thumb Point. Please do not approve this application or those to follow. Please help us stand up for "local Rule" not letting Tallahasse take that from us. You, this planning board are our voice to the commissioners.

Dear board members of the Fort Pierce Planning Board,

As a resident of Thumb point since the 80's I beg you to not allow the Issue of a conditional use permit for 1577 Thumb Point Drive.

We have tried to introduce ourselves to Mrs. Baker, but she is never there. We have only encountered renters when going to her home. Mrs. Baker listed her home on vacation rental sites shortly after buying. She did not make herself aware of local law or she ignored them until contacted by code enforcement. It appears that this home was purchased to be rented. Renters were still there after we contacted code enforcement.

The neighborhood of Thumb Point was established in the mid 50's. It was and has remained a single family neighborhood. We bought in this neighborhood knowing that the density would be low and we would get to know our neighbors and our neighborhood. We watch out for each other in Thumb Point. This is not A!A with many multi family dwellings and rentals nor Seaway Drive. Our neighborhood is one horsehoe.

If our neighborhood turns into commercial property with unregulated mini motels we will loose our safety net of "who should be where!" We will loose the quiet that our neighborhood has afforded us. We will constantly be stressed out as to "who will be here this weekend" will there be loud noise, garbage everywhere...cars parked in the streets... will I have to call the police again when they should have better things to do!

Allowing this type of rental in our neighborhood threatens the safety and well being of our very well loved Thumb Point. Please do not approve this application or those to follow. Please help us stand up for "local Rule" not letting Tallahasse take that from us. You, this planning board are our voice to the commissioners.

From: terry travelandfishing.com terry@travelandfishing.com
Subject: House Listed as Vacation rental
Date: Nov 12, 2020 at 11:37:08 PM
To: Peggy Arraiz parraiz@city-ftpierce.com

Hello Peggy,

Peggy on Airbnb there is a house at 1577 Thumbpoint Dr that is listed as a rental for short term.

When I realize this house was listed it was the day after I had attended the planning board meeting concerning 1507 Thumb Point Dr.

I called planning and ask if there's been a permit issued for this home and they said no. I am attaching the photographs

from the Airbnb page I even tried to book it which I took a picture of and it would let me book it for two days up to 10 or more.

I know that you were out until Monday and I will talk to you at that time I just wanted to go ahead and send this email to you.

At the planning board meeting many of us showed up from Thumb Poin and most all of us showed up from Faber Avenue and Faber Court.

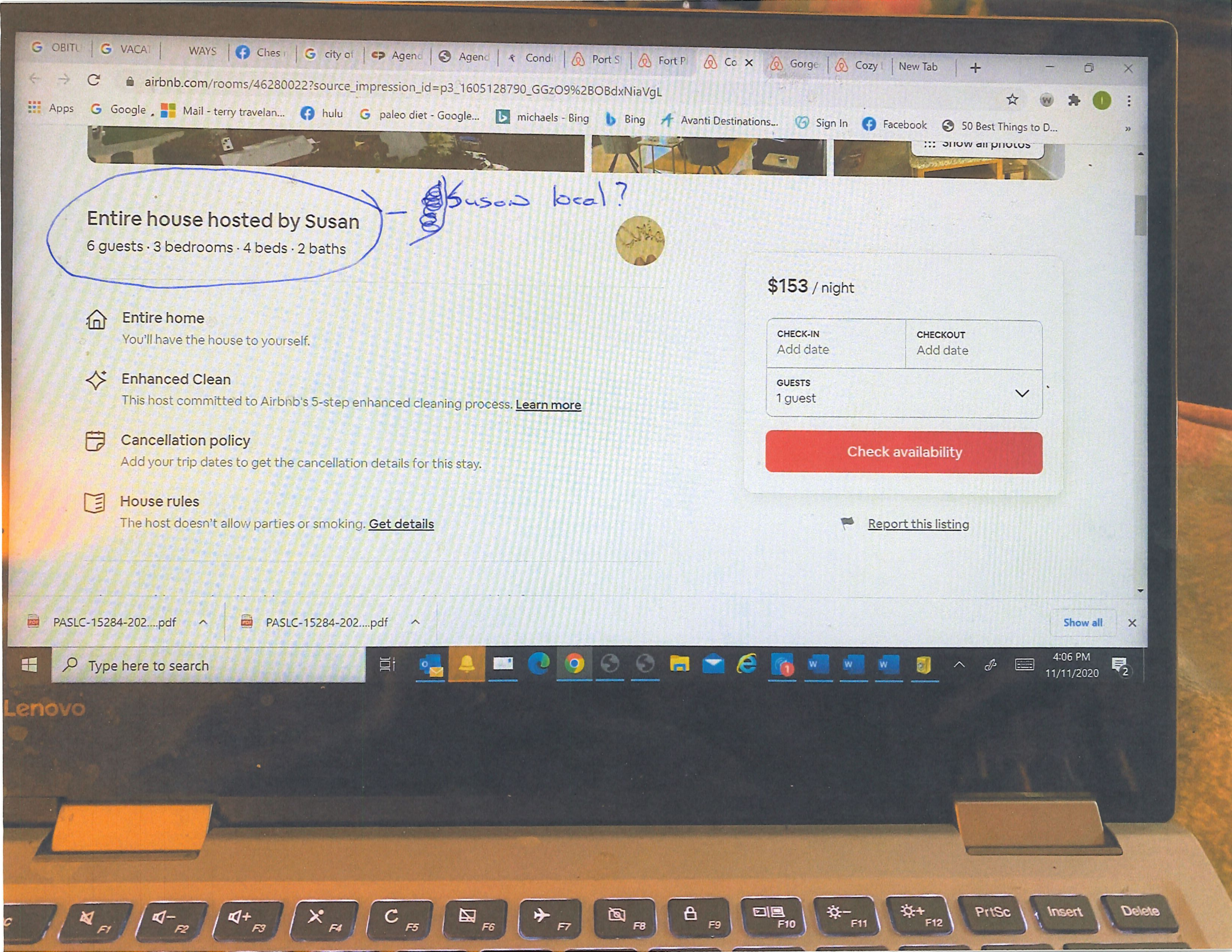
We obviously do not want this to start in our neighborhood as we feel like it will affect the quality of our lives and our safety. I have read the rules written by the state and I don't know that we're going to be able to stop this but I'm willing to do everything that I can to try. I know as in all things once you have one it's much easier to have others.

In speaking with the planning department this house has not complied and I would like for you to check it out

please. Thank you Peggy.

Regards,

Terry W. Shafer
All About Travel
200 South Indian River Dr.
Suite 307
Ft Pierce, Fl. 34950
772 979 0986


airbnb.com/rooms/46280022?source_impression_id=p3_1605128790_GGzO9%2BOBdxNiaVgL
Entire house hosted by Susan
6 guests · 3 bedrooms · 4 beds · 2 baths
Susan local?
Entire home
You'll have the house to yourself.
Enhanced Clean
This host committed to Airbnb's 5-step enhanced cleaning process. Learn more
Cancellation policy
Add your trip dates to get the cancellation details for this stay.
House rules
The host doesn't allow parties or smoking. Get details
$153 / night
CHECK-IN
Add date
CHECKOUT
Add date
GUESTS
1 guest
Check availability
Report this listing
PASLC-15284-202....pdf
PASLC-15284-202....pdf
Show all
Type here to search
4:06 PM
11/11/2020
Lenovo

airbnb.com/rooms/46280022?source_impression_id=p3_1605128790_GGzO9%2BOBdxNiaVgL&check_in=2020-11-15&guests=1&adults=1&check_out=2...

Apps | Google | Mail - terry travelan... | hulu | paleo diet - Google... | michaels - Bing | Bing | Avanti Destinations... | Sign In | Facebook | 50 Best Things to D...

Photos Amenities Reviews Location

Show all 54 amenities

## 6 nights in Fort Pierce

Nov 15, 2020 - Nov 21, 2020

**November 2020**

| Su | Mo | Tu | We | Th | Fr | Sa |
|---|---|---|---|---|---|---|
| ~~1~~ | ~~2~~ | ~~3~~ | ~~4~~ | ~~5~~ | ~~6~~ | ~~7~~ |
| ~~8~~ | ~~9~~ | ~~10~~ | ~~11~~ | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |

**December 2020**

| Su | Mo | Tu | We | Th | Fr | Sa |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | ~~25~~ | ~~26~~ |

**$156** / night

| CHECK-IN | CHECKOUT |
|---|---|
| 11/15/2020 | 11/21/2020 |

GUESTS
1 guest

Reserve

You won't be charged yet

| | |
|---|---|
| $156 x 6 nights | $933 |
| Cleaning fee | $125 |
| Service fee | $149 |
| Occupancy taxes and fees | $74 |

PASLC-15284-202....pdf | PASLC-15284-202....pdf | Show all

Type here to search

4:08 PM
11/11/2020

Ches m | city of | Agenda | Agenda | Conditi | Port St | For
/Fort-Pierce--FL--United-States/homes?tab_id=home_tab&refinement_paths%5B%5D=%2Fhor
erry travelan... | hulu | paleo diet - Google... | michaels - Bing | Bing | Avanti Desti

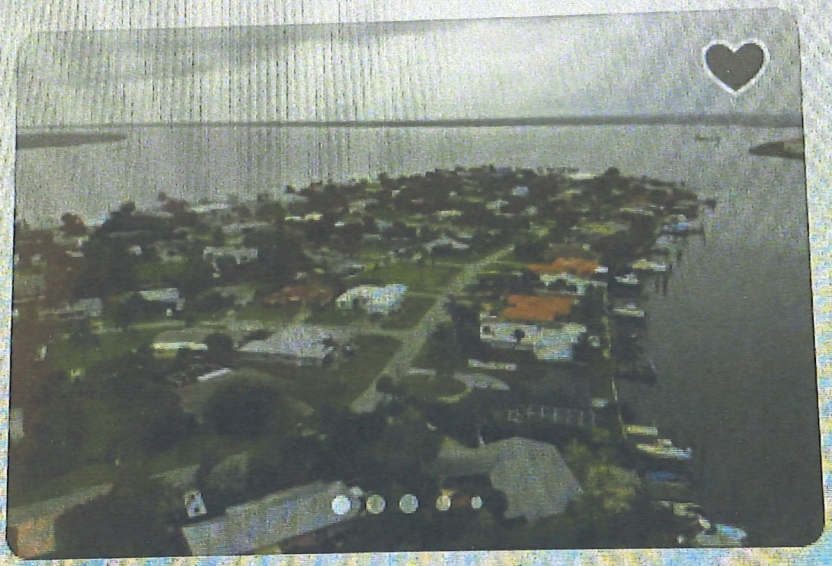
Selected map area | Add dates | Add guests

## stay nearby

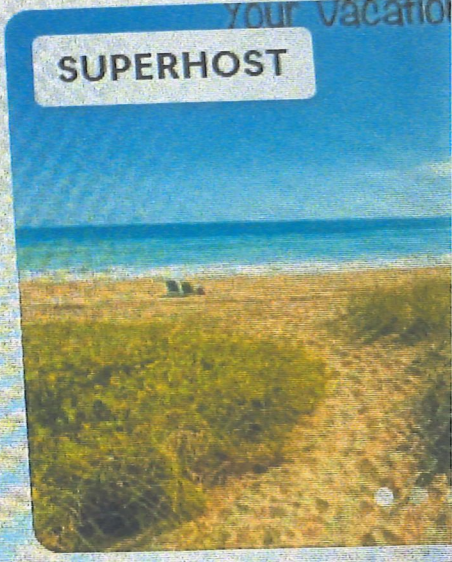
are just outside the current map area



ort Pierce
t Kept Secr...

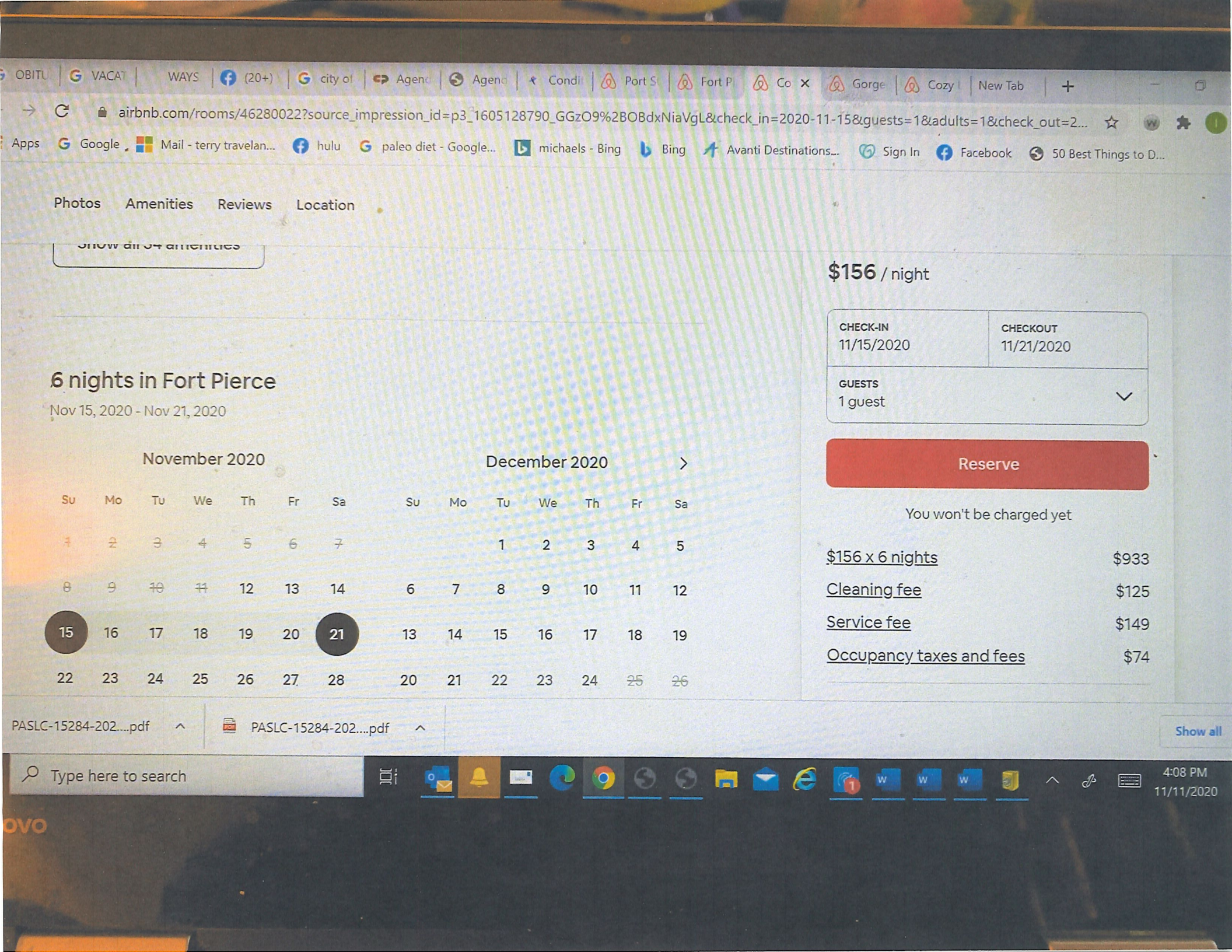


New
Entire house · Fort Pierce
Cozy Luxury Beach House
**$153** / night




5.0 (15)
Entire condomini
Your Vacation Aw
**$100** / night

PASLC-15284-202....pdf


airbnb.com/rooms/46280022?source_impression_id=p3_1605128790_GGzO9%2BOBdxNiaVgL&check_in=2020-11-15&guests=1&adults=1&check_out=2...
Apps
Google
Mail - terry travelan...
hulu
paleo diet - Google...
michaels - Bing
Bing
Avanti Destinations...
Sign In
Facebook
50 Best Things to D...
Photos
Amenities
Reviews
Location
$156 / night
CHECK-IN
11/15/2020
CHECKOUT
11/21/2020
GUESTS
1 guest
Reserve
You won't be charged yet
$156 x 6 nights $933
Cleaning fee $125
Service fee $149
Occupancy taxes and fees $74
6 nights in Fort Pierce
Nov 15, 2020 - Nov 21, 2020
November 2020
December 2020
Su Mo Tu We Th Fr Sa
Su Mo Tu We Th Fr Sa
PASLC-15284-202....pdf
PASLC-15284-202....pdf
Show all
Type here to search
4:08 PM
11/11/2020

Dear Board Members of the Ft Pierce Planning Department:

I ask you to vote no on the conditional use for the home at 1577 Thumb Point Dr. The house has already been advertised since it was bought in September, 2020 on VRBO and has had overnight renters in it on numerous occasions. This was reported to Code Enforcement. In addition, the applicant affirmed that the house would be used as Principal Residence pursuant to the loan covenants on page 5 of 10 in the mortgage documents (see attached).

Ms. Baker, the owner of the house, resides at 13575 Callington Dr Wellington, Fl for which home she has homestead exemption. Therefore, she is in violation of her loan covenants.

Finally Thumb Point is a NEIGHBORHOOD. It is not Seaway Dr where there are a lot of commercial facilities. People bought into the NEIGHBORHOOD so they could have a NEIGHBORHOOD community, not a commercial enterprise.

The question is do you want all the NEIGHBORHOODS of S Beach to become nothing more than mini motels? You will destroy the neighborhoods, particularly Thumb Point in this case, to give a mini motel license to someone who has already broken City ordinances by not having conditional use, and affirmed something on her loan documents that is clearly not true.

You will have devalued our properties, put us at risk with unknown individuals moving in and out on a daily basis and taken away our NEIGHBORHOOD.

Please let us know if this is what you want for Ft Pierce.

Thank you,

Glynda Cavalcanti

Glynda Cavalcanti
1503 Faber Ct
Ft Pierce, Fl 34949

## Property Detail

| | |
|---|---|
| Location Address | 13575 CALLINGTON DR |
| Municipality | WELLINGTON |
| Parcel Control Number | 73-41-44-09-01-003-0120 |
| Subdivision | GREENVIEW SHORES NO 1 OF WELLINGTON |
| Official Records Book | 29453 Page 892 |
| Sale Date | NOV-2017 |
| Legal Description | GREENVIEW SHORES NO 1 OF WELLINGTON LOT 12 BLK 3 |

## Owner Information

| Owners | Mailing address |
|---|---|
| BAKER SUSAN | 13575 CALLINGTON DR<br>WELLINGTON FL 33414 8578 |

## Sales Information

| Sales Date | Price | OR Book/Page | Sale Type | Owner |
|---|---|---|---|---|
| NOV-2017 | $10 | 29453 / 00892 | QUIT CLAIM | BAKER SUSAN |
| JUL-2017 | $376,000 | 29221 / 00986 | WARRANTY DEED | BAKER SUSAN L & |
| OCT-2016 | $240,000 | 28664 / 01211 | WARRANTY DEED | CAPITAL DREAM TEAM MORTGAGE INVESTMENTS |
| NOV-2005 | $515,000 | 19577 / 00051 | WARRANTY DEED | NAZON DOMINQUE Y & |
| APR-1999 | $26,500 | 11094 / 00741 | WARRANTY DEED | |
| JUL-1988 | $14,000 | 05740 / 00013 | WARRANTY DEED | |
| DEC-1985 | $7,115,100 | 04741 / 01646 | WARRANTY DEED | |

## Exemption Information

| Applicant/Owner | Year | Detail |
|---|---|---|
| BAKER SUSAN | 2021 | HOMESTEAD |
| BAKER SUSAN | 2021 | DISABLED VETERAN |
| BAKER SUSAN | 2021 | QUALIFIED EXEMPTION |

## Property Information

| | |
|---|---|
| Number of Units | 1 |
| *Total Square Feet | 3678 |
| Acres | 0.2657 |
| Use Code | 0100 - SINGLE FAMILY |
| Zoning | PUD/AR - PUD/AGRICULTURAL RESIDENTIAL ( 73-WELLINGTON ) |

## Appraisals

| Tax Year | 2020 | 2019 | 2018 |
|---|---|---|---|
| Improvement Value | $306,967 | $318,886 | $300,807 |
| Land Value | $80,000 | $80,000 | $82,344 |
| Total Market Value | $386,967 | $398,886 | $383,151 |

*All values are as of January 1st each year*

## Assessed and Taxable Values

| Tax Year | 2020 | 2019 | 2018 |
|---|---|---|---|
| Assessed Value | $310,611 | $303,628 | $297,967 |
| Exemption Amount | $140,654 | $140,654 | $140,654 |
| Taxable Value | $169,957 | $162,974 | $157,313 |

## Taxes

| Tax Year | 2020 | 2019 | 2018 |
|---|---|---|---|
| Ad Valorem | $3,401 | $3,296 | $3,098 |
| Non Ad Valorem | $538 | $540 | $540 |
| Total tax | $3,939 | $3,836 | $3,638 |

FILE # 4757163 OR BOOK 4479 PAGE 1782, Recorded 09/22/2020 01:36:26 PM Doc Tax: $1141.00 Int Tax: $652.00

When recorded, return to:
Homebridge Financial Services, Inc.
Attn: Final Document Department
433 Hackensack Avenue, 5th Floor
Hackensack, NJ 07601

This document was prepared by:
Homebridge Financial Services, Inc.
433 Hackensack Avenue, 5th Floor
Hackensack, NJ 07601
201-498-9300

Escrow No.: FL20183151
LOAN #: 83298521

[Space Above This Line for Recording Data]

CASE #: 17-17-6-2148871

**St. Lucie Title Services, Inc.**
**800 Virginia Ave., Ste 47**
**Fort Pierce, FL 34982**

# MORTGAGE

MIN 1002882-0200439374-3
MERS PHONE #: 1-888-679-6377

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.
(A) "Security Instrument" means this document, which is dated **September 21, 2020,** together with all Riders to this document.
(B) "Borrower" is **SUSAN L BAKER, SINGLE WOMAN.**

Borrower is the mortgagor under this Security Instrument.
(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) "Lender" is **Homebridge Financial Services, Inc., dba FinanceMyHome.com.**

Lender is **a Corporation,** organized and existing under the laws of **New Jersey.**
Lender's address is **194 Wood Ave., South, 9th Floor, Iselin, NJ 08830**

(E) "Note" means the promissory note signed by Borrower and dated **September 21, 2020.** The Note states that Borrower owes Lender **THREE HUNDRED TWENTY SIX THOUSAND AND NO/100**********
********** Dollars (U.S. **$326,000.00** )
plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **October 1, 2050.**

**(F) "Property"** means the property that is described below under the heading "Transfer of Rights in the Property."
**(G) "Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
**(H) "Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

| | | |
|---|---|---|
| ☐ Adjustable Rate Rider | ☐ Condominium Rider | ☐ Second Home Rider |
| ☐ Balloon Rider | ☐ Planned Unit Development Rider | ☒ V.A. Rider |
| ☐ 1-4 Family Rider | ☐ Biweekly Payment Rider | |
| ☐ Other(s) [specify] | | |

**(I) "Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
**(J) "Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
**(K) "Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
**(L) "Escrow Items"** means those items that are described in Section 3.
**(M) "Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
**(N) "Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.
**(O) "Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
**(P) "RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
**(Q) "Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY
This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the **County** of **St. Lucie**
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".**
**APN #: 2401-605-0105-000-0**

which currently has the address of **1577 Thumb Point Drive, Fort Pierce,**
[Street] [City]
Florida **34949** ("Property Address"):
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security

Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

**2. Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

**3. Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay

to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

**5. Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds,

whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

**6. Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

**7. Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

**9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**10. Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance

coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

**(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.**

**(b) Any such agreements will not affect the rights Borrower has—if any—with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.**

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either

to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

**12. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

**13. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

**14. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

**15. Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

**16. Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

**17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

**18. Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**19. Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

**20. Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

**21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

**22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.**

**23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**24. Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

**25. Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Charlotte n Walters

~~Susan L Baker~~

**Printed Name**

Judy Seabaca

**Printed Name**

SUSAN L BAKER (Seal)

9/21/2020

**DATE**

**13575 Callington Drive**
**Wellington, FL 33414**

LOAN #: 83298521

State of FLORIDA County of ST LUCIE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 21 day of September, 2020 by SUSAN L BAKER, who is/are personally known to me or who has/have produced driver license as identification.

Signature

Charlotte M. Walters

Printed Name

Notary

Title or Rank

GG 921080

Serial Number (if any)

CHARLOTTE M. WALTERS
Commission # GG 921080
Expires November 24, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Lender: Homebridge Financial Services, Inc., dba FinanceMyHome.com
NMLS ID: 6521
Loan Originator: Monir Mamoun
NMLS ID: 1854262

Exhibit "A"

Lot 1, Block 7, Thumb Point, according to the Plat thereof as recorded in Plat Book 10, page(s) 79, of the Public Records of St. Lucie County, Florida.

LOAN #: 83298521
CASE #: 17-17-6-2148871
MIN: 1002882-0200439374-3

## VA GUARANTEED LOAN AND ASSUMPTION POLICY RIDER

# NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

THIS VA GUARANTEED LOAN AND ASSUMPTION POLICY RIDER is made this **21st** day of **September, 2020,** and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Deed to Secure Debt (herein "Security Instrument") dated of even date herewith, given by the undersigned (herein "Borrower") to secure Borrower's Note to **Homebridge Financial Services, Inc., dba FinanceMyHome.com**

(herein "Lender") and covering the Property described in the Security Instrument and located at
**1577 Thumb Point Drive**
**Fort Pierce, FL 34949**

VA GUARANTEED LOAN COVENANT: In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of Borrower and Lender. Any provisions of the Security Instrument or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations, including, but not limited to, the provision for payment of any sum in connection with prepayment of the secured indebtedness and the provision that the Lender may accelerate payment of the secured indebtedness pursuant to Covenant 18 of the Security Instrument, are hereby amended or negated to the extent necessary to conform such instruments to said Title or Regulations.

LATE CHARGE: At Lender's option, and as allowed by applicable state law, Borrower will pay a "late charge" not exceeding four per centum (4%) of the overdue payment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

GUARANTY: Should the Department of Veterans Affairs fail or refuse to issue its guaranty in full amount within 60 days from the date that this loan would normally become eligible for such guaranty committed upon by the Department of Veterans Affairs under the provisions of Title 38 of the U.S. Code "Veterans Benefits," the Mortgagee may declare the indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

TRANSFER OF THE PROPERTY: This loan may be declared immediately due and payable upon transfer of the property securing such loan to any transferee, unless the acceptability of the assumption of the loan is established pursuant to Section 3714 of Chapter 37, Title 38, United States Code.

An authorized transfer ("assumption") of the property shall also be subject to additional covenants and agreements as set forth below:

(a) ASSUMPTION FUNDING FEE: A fee equal to one-half of 1 percent (.50%) of the balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the loan holder or its authorized agent, as trustee for the Department of Veterans

Affairs. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the payee of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 3729 (c).

(b) ASSUMPTION PROCESSING CHARGE: Upon application for approval to allow assumption of this loan, a processing fee may be charged by the loan holder or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The amount of this charge shall not exceed the maximum established by the Department of Veterans Affairs for a loan to which Section 3714 of Chapter 37, Title 38, United States Code applies.

(c) ASSUMPTION INDEMNITY LIABILITY: If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the veteran under the terms of the instruments creating and securing the loan. The assumer further agrees to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Borrower(s) has executed this VA Guaranteed Loan and Assumption Policy Rider.

9/21/2020 (Seal)

SUSAN L BAKER — DATE

**Planning Board** **6. a.**

Meeting Date: 03/08/2021

Information

REQUESTED ACTION

Future Land Use Map Amendment - Project Hurricane - 2398 Peters Road

LOCATION

2398 Peters Road

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicant Responce to TRC Comments

**Form Review**

Form Started By: Brandon Creagan Started On: 03/01/2021 05:54 PM

Final Approval Date: 03/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

| | |
|---|---|
| **TO:** | Members of the City of Fort Pierce Planning Board |
| **THROUGH**: | Jennifer Hofmeister, AICP, LCAM, Planning Director |
| **FROM:** | Brandon Creagan, MCRP, LEED Green Associate, Planner |
| **RE:** | **Application for Future Land Use Map Amendment**<br>**Application for Zoning Atlas Map Amendment**<br>**Project Hurricane – 2398 Peters Road** |
| **BOARD DATE:** | March 8, 2021 |

## STAFF REPORT

| | |
|---|---|
| **Property Owner** | R.V. Development, LLC<br>547 Wash Roberts Lane<br>McMinnville, TN 37110 |
| **Representative**: | Engineering, Design, & Construction Inc.<br>2980 South 25th Street<br>Fort Pierce, Florida 34981 |
| **Requested Action:** | Approval to change the Future Land Use of two (2) parcels from Mixed Use (MXD) to General Commercial (GC)<br><br>Approval to Rezone two (2) parcels from Single Family, 2 du/acre (E-2) to General Commercial (C-3) |
| **Site Location:** | 2398 Peters Road |
| **Parcel IDs:** | 2324-123-0000-000-9 & 2324-122-0001-000-3 |
| **Existing Use:** | Vacant |
| **Parcel Size:** | 18.70 acres |
| **Current Future Land Use:** | Mixed Use (MXD) (Upon Annexation) |
| **Current Zoning:** | Single Family, 2 du/acre (E-2) (Upon Annexation) |

**Proposed Future Land Use:** General Commercial (GC)

**Proposed Zoning:** General Commercial (C-3)

| | North | East | South | West |
|---|---|---|---|---|
| **Surrounding FLU:** | RU (SLC) | RL(FP)<br>RU (SLC) | GC (FP) | MXD (SLC) |
| **Surrounding Zoning:** | RS-2 (SLC) | PD (FP)<br>RS-2 (SLC) | C-3 (FP) | RS-2 (SLC) |

**Staff Analysis:**

***Request***

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV sales business. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

***Future Land Use and Zoning Designation Comparison***

The subject site currently has a Future Land Use of Mixed Use (MXD). The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial—General and/or Neighborhood
- Commercial—Town Center
- Hotel (minimum 100 units)
- Office Uses—Professional and/or medical
- Industrial
- Institutional

The applicant is seeking a Future Land Use of General Commercial (GC) to be consistent with the development that will be proposed on the site. Due to the proposed development not containing at least two (2) different uses as required in the Mixed-Use category described above, the parcel cannot maintain the Mixed-Use Future Land Use as it would not be compatible with the Comprehensive Plan. The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily

residential, intensive/general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks/recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), Mixed Use (MXD), or Residential Urban, 5 du/ac (RU), the requested General Commercial land use is compatible with its surrounding uses. The property to the north that abuts these parcels currently has an annexation application submitted and the intention is to change the Future Land Use and Zoning of that property to GC and C-3 respectively. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. The nearby roadway of Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

***Standards for Review***

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

***Technical Review Committee***

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

***Staff Recommendation Future Land Use Map Amendment***

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Staff recommends that the Local Planning Agency (Planning Board) forward a recommendation of **APPROVAL** to the City Commission.

***Staff Recommendation Zoning Atlas Map Amendment***

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Application for Zoning Atlas Map Amendment

**Application submission shall include the following:**

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

**1.** Property Address/Location: _____

**2.** Property Tax ID(s): _____

**3.** Total Acreage:_____

**4.** Existing Future Land Use Designation: _____

**5.** Existing Zoning Classification: _____

**6.** Proposed Zoning Classification: _____

**7.** Other applications being submitted concurrent with this application, if any: _____

**8.** Describe the existing uses, improvements and structures on the amendment lands: _____

_____

**9.** Are there any identified or possible historical structures on the amendment lands? _____

**10.** The reason for making this request: _____

_____

## 11. CAPACITY ANALYSIS

### I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | | | | | |
| **Proposed** | | | | | N/A |

### II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person<br>(du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

**C. Parks and Recreation (Residential Classifications Only):**
(Du x 2.6 = persons + 44,227 = population /LOS)

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | | | |
| **Urban District** | 5 acres per 1,000 people | | | |
| **Community** | 2.5 acres per 1,000 people | | | |
| **Neighborhood** | 1.36 acres per 1,000 people | | | |

**D. Public Schools (Residential Classifications Only):**
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

| | K-8 | High |
|---|---|---|
| **School Name** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning Enrollment Demand** | | |
| **Proposed Zoning Enrollment Demand** | | |
| **Change in Demand** | | |

**E. Solid Waste:**
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

| | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning** | |
| **Proposed Zoning** | |
| **Change in Demand** | |

**F. Stormwater:**
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

| | |
|---|---|
| **Impact** | |

## III. Transportation Analysis

| **G. Traffic** Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning** | | |
| **Proposed Zoning** | | |
| **Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

**12.** Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

**13.** Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**14.** Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**15. Applicant Acknowledgements** (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____
Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

**16. Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (seal)

**OFFICE USE:**

**DATE RECEIVED:**_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

**Application submission shall include the following:**

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____
   _____
8. Describe the existing uses, improvements and structures on the amendment lands: _____
   _____
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____
    _____
    _____

**11. Capacity Analysis:**

**I. Site Data:**

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | | | | | |
| **Proposed** | | | | | N/A |

## II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

**C. Parks and Recreation (Residential Classifications Only):**
(Du x 2.6 = persons + 44,227 = population /LOS)

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | | | |
| **Urban District** | 5 acres per 1,000 people | | | |
| **Community** | 2.5 acres per 1,000 people | | | |
| **Neighborhood** | 1.36 acres per 1,000 people | | | |

**D. Public Schools (Residential Classifications Only):**
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

| | K-8 | High |
|---|---|---|
| **School Name** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning Enrollment Demand** | | |
| **Proposed Zoning Enrollment Demand** | | |
| **Change in Demand** | | |

| **E. Solid Waste:**<br>2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning** | |
| **Proposed Zoning** | |
| **Change in Demand** | |

| **F. Stormwater:** Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event) | |
|---|---|
| **Impact** | |

| **G. Transportation Analysis:** Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning** | | |
| **Proposed Zoning** | | |
| **Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

**12.** Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

**13.** Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**14.** Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**15. Applicant Acknowledgements** (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____

Applicant's Signature

Date

Address State Zip

Phone Fax E-mail Address

**16. Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

Signature of Notary (seal)

**OFFICE USE:**

**DATE RECEIVED:**_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

**R.V. Development, LLC**
547 Wash Roberts Lane
Mc Minnville, TN 37110

# AGENT CONSENT FORM

Project Name: Peters Road Annexation

Parcel ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES A WYNNE III, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5th day of October 2020, by James A. Wynne III (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification and who did (did not) take an oath.

Sheila Butcher
Notary Signature

Sheila Butcher
Printed Name of Notary

SHEILA BUTCHER STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY
(Notary Seal)

07-27-2021
My commission expires

Owner's Signature

JAMES A WYNNE III
Owner's Name

547 WASH ROBERTS LANE
Street Address

MCMINNVILLE, TN 37110
City, State, Zip

EMAIL: budwynne@AOL.com
Telephone / Email

**PROJECT NARRATIVE & COVER LETTER**
**Project Hurricane - Peters Road**
Future Land Use & Rezone Application
December 29, 2020

## REQUEST

**On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting a Future Land Use and Rezone application for an 18.54 +/- acre parcel currently located in St. Lucie County, Florida for a proposed RV Sales & Service Center with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcels are generally located on the west side of I-95, approximately 1,300 feet south of Graham Road in St. Lucie County, Florida.**

## SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located west of I-95 and north of Okeechobee Boulevard, currently in the jurisdiction of St. Lucie County. The parcels can be identified in the below table:

| Parcel ID: | Address: | Acreage: | FLU: | Zoning: |
|---|---|---|---|---|
| 2324-122-0001-000-3 | Peters Road | 17.70 | MXD | RS-2 / CG |
| 2324-123-0000-000-9 | 2398 Peters Road | 1.00 | MXD | RS-2 |

These parcels are currently in the jurisdiction of St. Lucie County, for which an annexation application is currently under review by the City of Fort Pierce. These parcels have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation (St Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial General (CG) and the underlying Zoning designation to Commercial (C-3)

North of the subject property is right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by an undeveloped residential parcel. The undeveloped parcel has a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2).

To the west of the subject property lies the right-of-way of Peters Road followed by residential parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed Use MXD) and an underlying Zoning designation of Residential (RS-2).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject property lies the right-of-way of Interstate 95 followed by developed and undeveloped parcels. The parcels to the northeast are located in the City of Fort Pierce and have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Planned Development (PD). To the southwest are developed parcel located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use Designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2)

## PROPOSED USE

The applicant is requesting this change in FLU and Zoning to accommodate a proposed national RV sales and repair center. Once FLU and Zoning is approved, the applicant will move forward with Development Review approval.

***Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.***

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Justification Statement\2020-12-29_Project_Hurricane_FLU_Rezone_Application_20-298.docx

# Project Hurricane
# Commercial Development

## Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

&

City of Fort Pierce Building Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34952
772-223-5200

# INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code and City of Fort Pierce Standards. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The properties are further identified by St. Lucie County Property Appraiser as property identification number(s): 2324-122-0001-000-3 and 2324-123-0000-000-9. The parcel is located on Peters Road, just west of I-95. The overall site acreage of the parcel is ±18.25 acres.

Currently, the site is being utilized for cattle grazing, and there is road access to the property via a gate on Peters Road. The proposed project is for the creation of 318 RV temporary parking spaces and accompanying facilities for repair, sales, and regular parking. As the project is greater than 10 acres, this project requires an Environmental Impact Report (EIR) as part of the County approval process. See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

**1. A vegetation and substrate survey including:**

**a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;**

The parcel is located on Peters Road, west of I-95. The overall site acreage of the parcel is ±18.25 acres. No dune areas exist or Coastal Construction Control Lines. The majority of the parcel is improved pasture (FLUCCS #211).

**b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;**

No marsh or mangrove forest areas exist on the parcel. This parcel consists of uplands with the majority of the parcel classified as unimproved pasture (FLUCCS #211), consisting of grazing land, remnant ridges and furrows of previous agricultural operation. The substrate consists of Nettles and Oldsmar sands, Riviera sand, Wabasso sand, and Winder loamy sand soil types which consists of somewhat poorly drained soil that will tolerate standing water during wet seasons.

**c) Extent and acreage of all upland hammock forests; and,**

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of improved pasture (FLUCCS #211) and Residential (FLUCCS #110). The dominant vegetation within the upland areas consist of Bahia grass. The parcel also contains minimal scattered occurrences of cabbage palms

and Live Oak. The southern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

# 211: Improved pasture ±17.0 acres total
# 110: Residential ± 1.25 acres total

The vegetation observed in the upland includes:

Bahia grass *(Paspalum notatum*) Slash Pine (*Pinus densa*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

**d) Extent and acreage of all wetlands.**

State jurisdictional wetlands do not exist on the parcel.

**2. A statement of jurisdictional control over the environmental area.**

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

**3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.**

State jurisdictional wetlands are not present on the parcel. Wetlands were not delineated.

**4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.**

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

**5. The identification of any area that has experienced overwash of the primary dune.**

Not Applicable.

**6. The identification of any area subject to breach during storm conditions.**

Not Applicable.

**7. An assessment of the impacts upon onsite vegetation and wildlife.**

The upland areas on the property will be impacted by construction; as the intended use is for an RV Facility. However, this habitat that will be impacted does not contain critical habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit; however grazing Cows have been observed on site. Due to the nature of the site, impacts to native wildlife will be minimal.

**8. An assessment of the impacts upon onsite and off-site natural resources.**

The overall onsite impacts will be minimal. The majority of the impacted vegetation will consist of Cabbage Palms, Live Oaks, Bahia grass, and other non-descript pasture grasses. Trees qualifying for protection, i.e. Cabbage Palms, will be mitigated as described in section 11.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area around the property consists of major state roads, Okeechobee Road lies to the south, and Peters Road. to the west. Interstate 95 lies to the east. The extended area beyond the property's perimeter consist of various remnant agricultural lands that appear to be used for grazing or other similar uses. The property has no apparent immediate links to habitat areas or wildlife corridors.

**9. A detailed description of the planned approach to minimize impacts.**

The applicant has minimized overall impacts with the development of a site plan that does not intend to disrupt natural habitat, as none exists on site. In addition, a 1.75-ac. lake will be created, providing habitat for native animals. The remaining impacts on the parcel will mainly be to low pasture grasses.

**10. A detailed description of the proposed alterations or disturbances being proposed.**

The applicant proposes to construct a commercial development, titled Project Hurricane. This site is intended for use of RVs and accompanying facilities and will have zero impact to native habitat, as none exists on site.

**11. A detailed description of the proposed mitigation plan to off set impacts.**

The applicant is not directly impacting native habitats. The only mitigation necessary will the tree for tree mitigation of the Cabbage Palms and Live Oak Trees, which will take place on-site with additional planting.

**12. A plant and animal survey for onsite federal and state protected species.**

A preliminary plant and animal survey was conducted by EDC, Inc. in December 2020, No resident listed animal species were observed on the property. No listed plants were observed on the property.

**13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.**

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review. Drainage plans will be designed to utilize existing drainage permits issued March 31, 1997.

**14. A sea turtle protection plan.**

A sea turtle protection plan is not applicable to this property.

**15. A shoreline stabilization plan.**

A shoreline stabilization plan is not applicable for this property.

**16. A gopher turtle protection plan.**

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

# Appendix A
# Site Maps



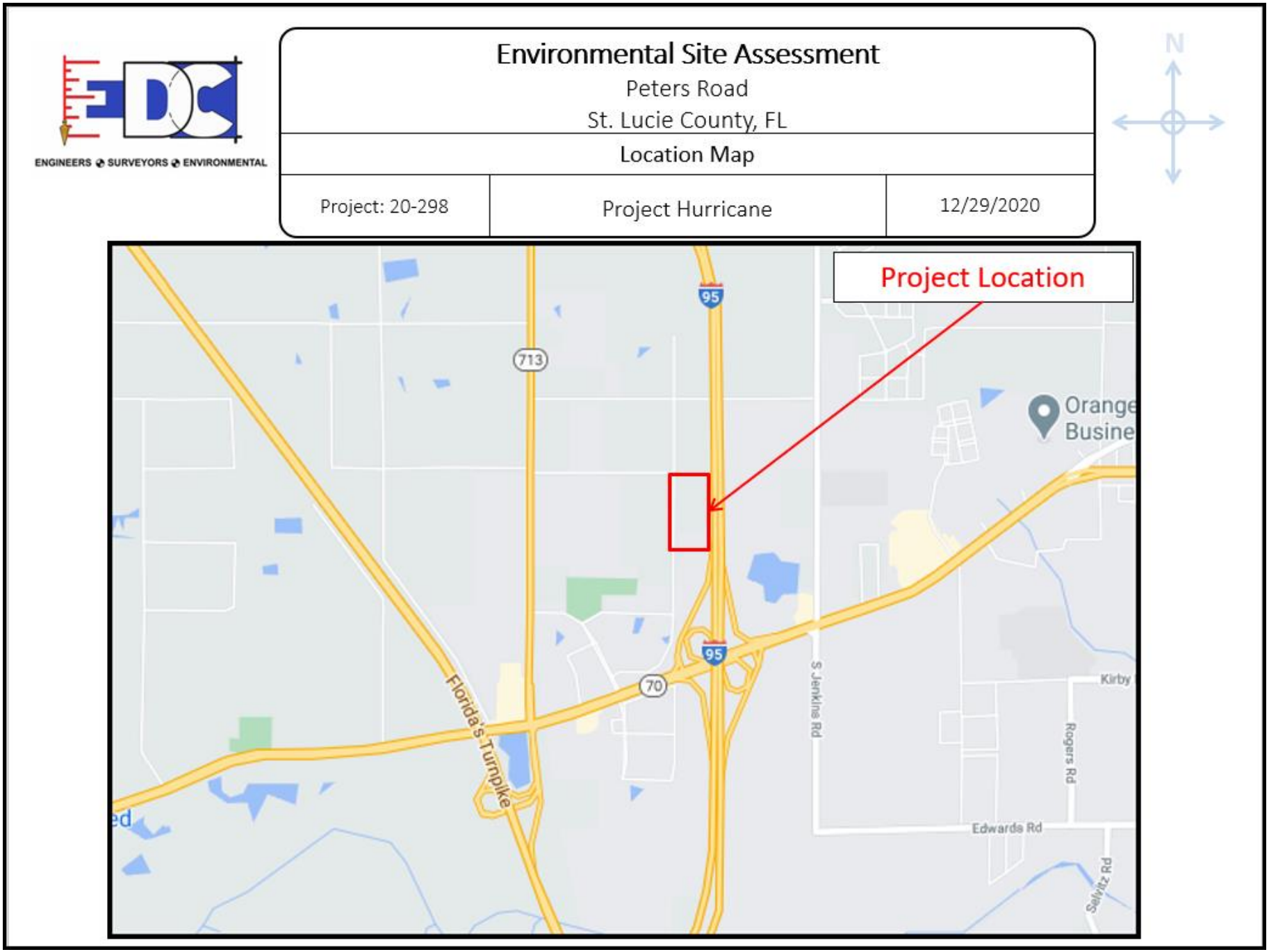



**Figure 1. Location Map.**




**Figure 2. Site Map.**

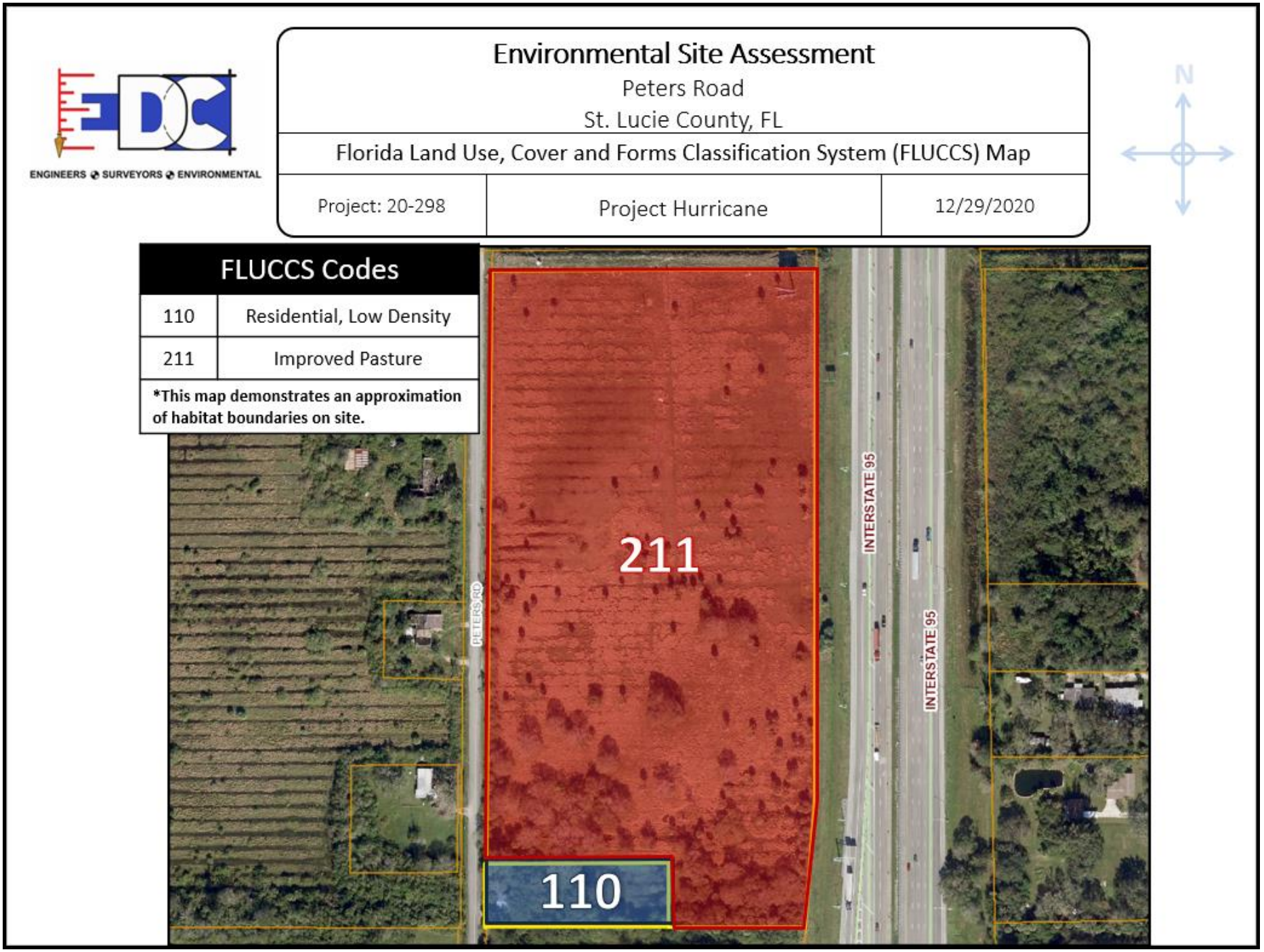



**Figure 3. Existing Habitat/FLUCCS Map.**

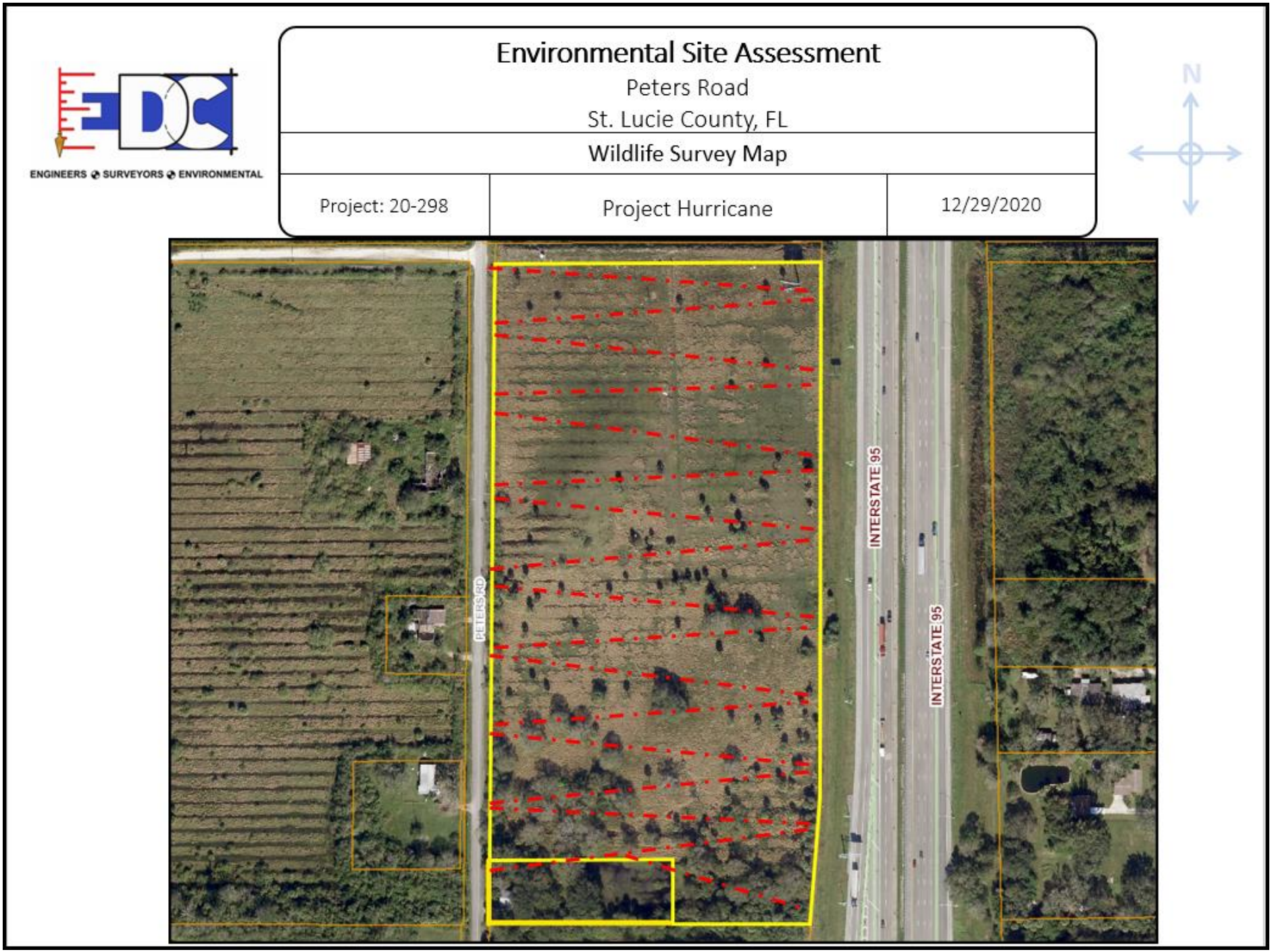



**Figure 4. Wildlife Survey Map.**

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

# Environmental Site Assessment

Peters Road

St. Lucie County, FL

## Soil Map

| Project: 20-298 | Project Hurricane | 12/10/2020 |
|---|---|---|

N

**St. Lucie County, Florida (FL111)**

St. Lucie County, Florida (FL111)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 25 | Nettles and Oldsmar sands | 2.3 | 10.6% |
| 38 | Riviera fine sand, 0 to 2 percent slopes | 4.6 | 20.9% |
| 48 | Wabasso sand, 0 to 2 percent slopes | 4.8 | 22.0% |
| 55 | Winder loamy sand | 10.1 | 46.5% |
| **Totals for Area of Interest** | | **21.8** | **100.0%** |

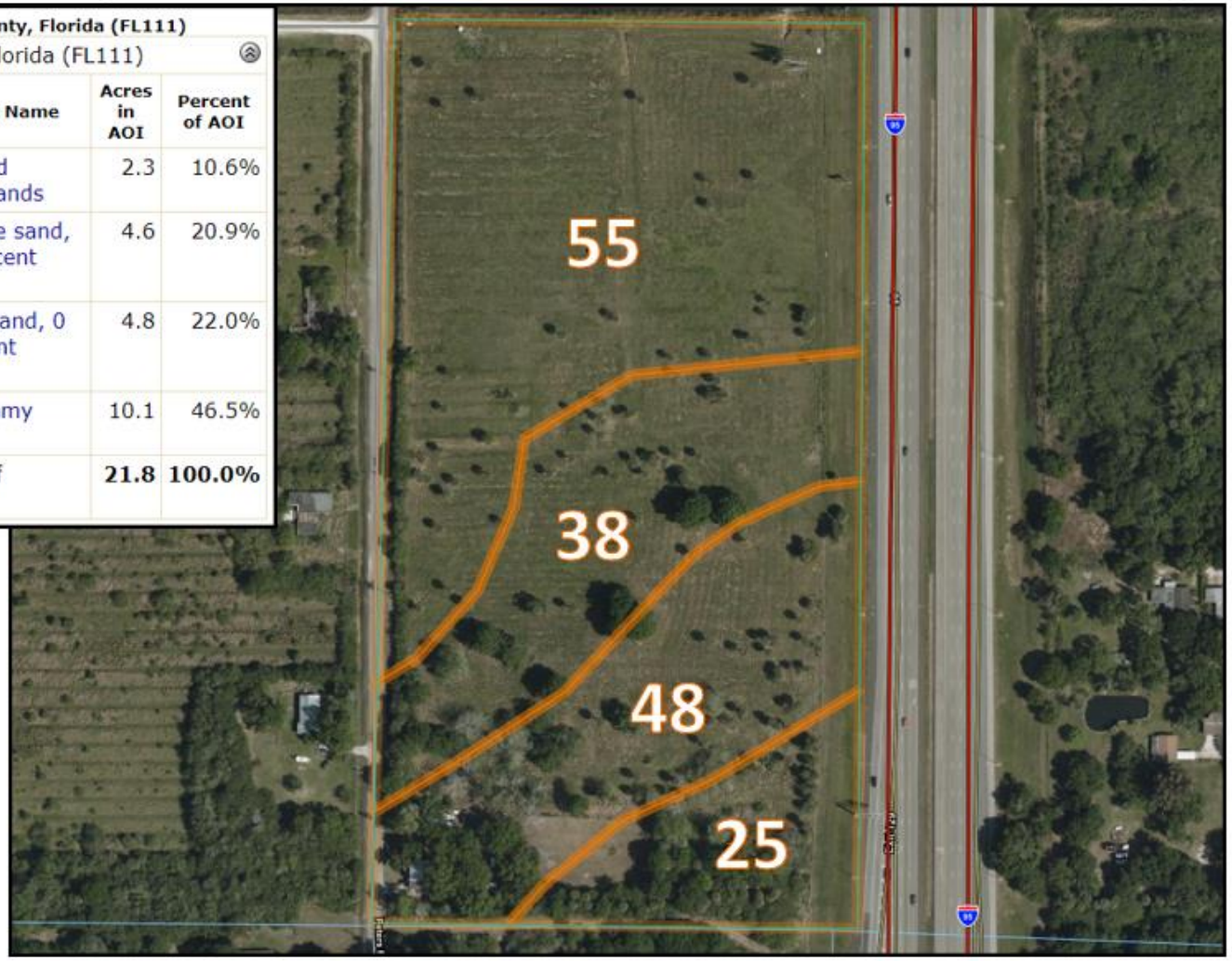



**Figure 5. Soil Map.**

O'ROURKE
ENGINEERING & PLANNING

# TRAFFIC ANALYSIS

**FOR**

**Project Hurricane**

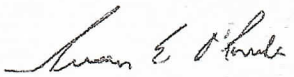
**Prepared for:**

**EDC**
**10250 SW Village Parkway**
**Port St. Lucie, FL 34987**

**Prepared by**

**O'Rourke Engineering & Planning**
**22 SE Seminole Street**
**Stuart, Florida 34994**
**772-781-7918**

**December 28, 2020**
**SR20122.0**

| | |
|---|---|
| Prepared by:<br>O'Rourke Engineering & Planning<br>Certificate of Authorization: #26869<br>22 SE Seminole Street<br>Stuart, Florida 34994<br>772-781-7918 | Professional Engineer<br>  <br>Susan E. O'Rourke, P.E.<br>Date signed and sealed: 12/28/20<br>License #: 42684 |

O'ROURKE
ENGINEERING & PLANNING

December 28, 2020

Mr. Brad Currie
EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

**Re: Project Hurricane**

Dear Mr. Currie:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for five parcels of land located west of South Jenkins Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

**O'Rourke Engineering & Planning**

Susan E. O'Rourke, P.E.
Registered Civil Engineer

*C6 - Project Hurricane*

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

## TABLE OF CONTENTS


INTRODUCTION 1

PROJECT DESCRIPTION 1

EXISTING CONDITIONS 3

PROJECT TRAFFIC 5

PROJECT DISTRIBUTION / ASSIGNMENT 5

LRTP LINK ANALYSIS / REVIEW 9

FIVE YEAR ANALYSIS / REVIEW 9

CONCLUSION 9


### TABLES


TABLE 1: Project Trip Generation - Buildout 6
TABLE 2: Project Trip Generation - 5 Year 7
TABLE 3: Long Range Project Percent Impact 10
TABLE 4: Long Range Link Analysis 11
TABLE 5: 5 Year Project Percent Impact 12
TABLE 6: 5 Year Link Analysis 13


### FIGURES


FIGURE 1: Project Location 2
FIGURE 2: Roadway Network 4
FIGURE 3: Project Traffic Assignment 8


### APPENDICES


APPENDIX A: Site Location
APPENDIX B: Roadway Details/LTRP Model Data/St. Lucie County 5-Year TIP
APPENDIX C: St. Lucie County 2019 Level of Service Report,
FDOT 2020 Quality Level of Service, Other Project Data, Growth Rate Data

## INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

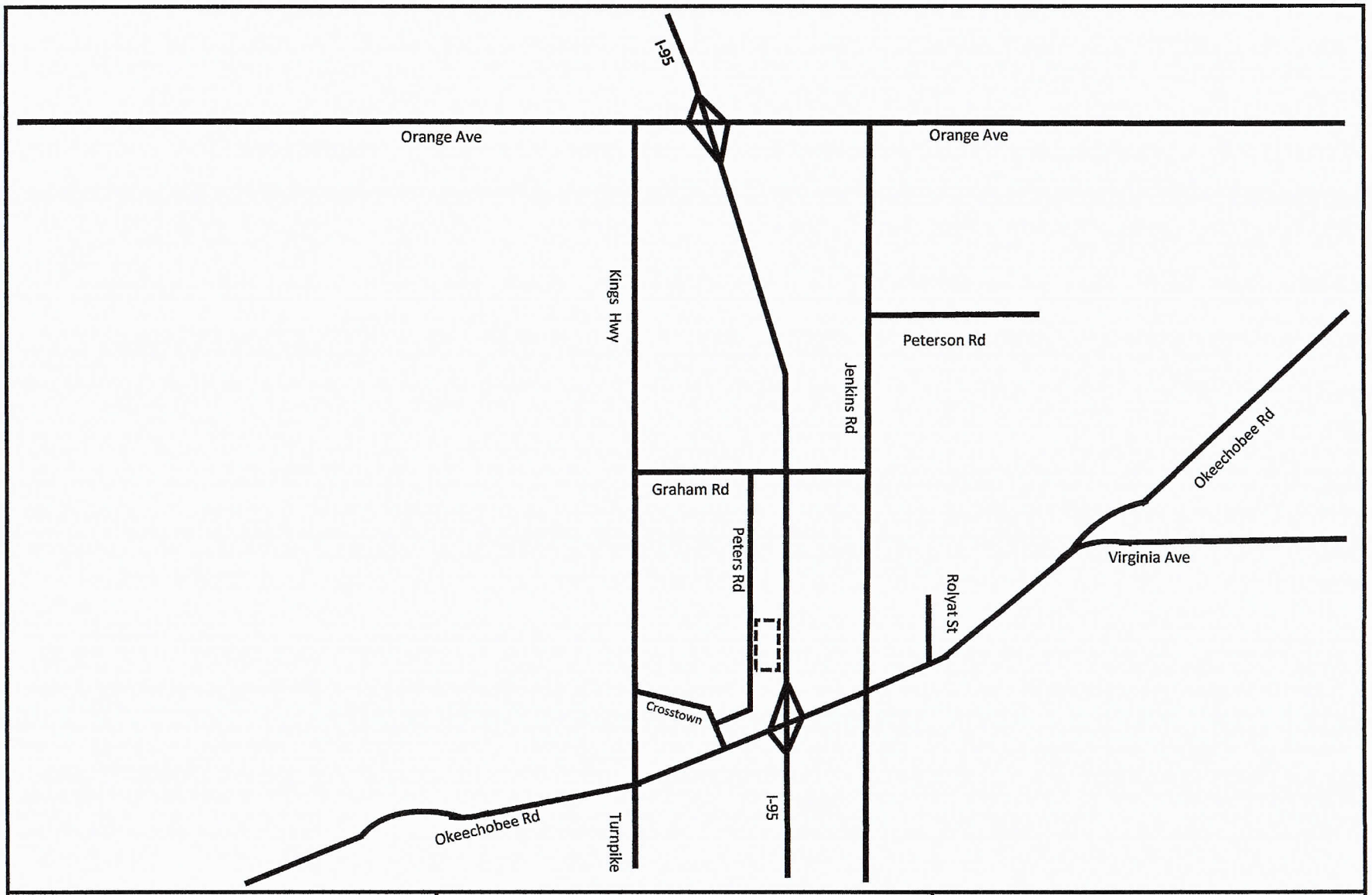
In order to make that determination, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

## PROJECT DESCRIPTION

The subject property consists of 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of MXD-2 with a zoning of RS-2 which allows 9 single-family dwelling units per acre. Therefore, a maximum of 166 single-family dwelling units is possible with the existing land use. The proposal is to change the land use to general commercial, which allows up to a height of 65 feet on 60% coverage to a maximum FAR of 1.0. Using this calculation 807,602 square feet of building could be constructed. Under the proposed land use and zoning medical office would generate the most traffic. The site is currently vacant. The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.




| | | |
|---|---|---|
| NTS<br>Job Number: SR20122.0 | O'ROURKE ENGINEERING & PLANNING<br>22 SE Seminole Street<br>Stuart, Fl, 34994<br>12/22/2020 | Legend<br>= Project Location |

Figure 1
Project Location
Project Hurricane

## ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

### Existing/Proposed Lane Geometrics and Traffic Control

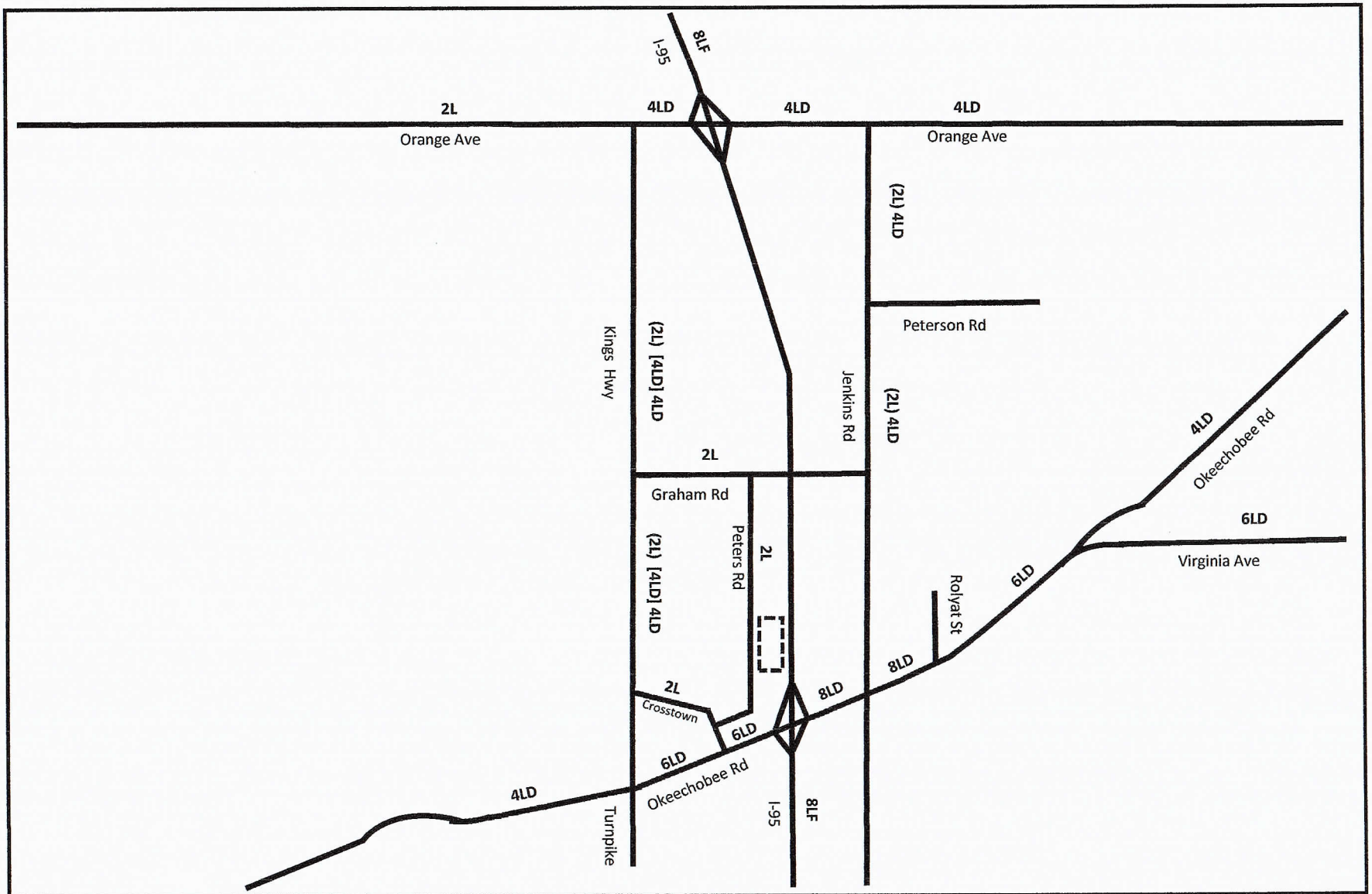
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2045 cost feasible plan.
- Graham Road is a two-lane local roadway with a north/south alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2045 Network. Roadway details are included in **Appendix B**.

### Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019 Level of Service Report. These documents are included in **Appendix C.**




NTS

O'ROURKE ENGINEERING & PLANNING

969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994

Job Number: SR18021.0 | Date: 2/20/18

## Legend

= Project Location

(XX) = Existing Conditions if different than 2045 Network
[XX] = Commited 5-Year TIP
XX = 2045 Lane

## Figure 2

2045 Roadway Network

Project Hurricane

## PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Medical-Dental Office (Land Use Code 720) was applied for the 807,602 square feet allowed under the proposed future land use. The Single-Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the 166 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, at buildout the project will generate 26,189 new daily trips. There will be 1,167 net new AM peak hour trips with 975 trips entering the project and 192 trips exiting the project. The project will generate 2,301 net new PM peak hour trips with 586 trips entering the project and 1,715 trips exiting the project.

Approximately 200,000 square feet are estimated to be constructed for the 5-year scenario. The five-year Trip Generation is shown in **Table 2**.

## PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

**Distribution/ Assignment** – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3.**

**Table 1 - Trip Generation**

**Table 1a- Daily**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by | | Daily Net Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 807,602 | SF | T = 38.42(X) - 87.62 | 50% | 50% | 15470 | 15470 | 30940 | 3094 | 10% | 13923 | 13923 | 27846 |
| | | | | | | | | | | | | | | |
| **Existing Land Use** | | | | | | | | | | | | | | |
| Single-Family Detached Housing | 210 | 166 | DU | Ln(T) = 0.92Ln(X) + 2.71 | 50% | 50% | 829 | 829 | 1657 | 0 | 0% | 829 | 828 | 1657 |
| | | | | | | | | | | | | | | |
| **Difference** | | | | | | | | | | | | **13094** | **13095** | **26189** |

Source: ITE 10th Edition Trip Generation Rates

**Table 1b- AM**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by Trips | | Net AM Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 807,602 | SF | Ln(T) = 0.89Ln(X) + 1.31 | 78% | 22% | 1118 | 315 | 1433 | 143 | 10% | 1006 | 284 | 1290 |
| | | | | | | | | | | | | | | |
| **Existing Land Use** | | | | | | | | | | | | | | |
| Single-Family Detached Housing | 210 | 166 | DU | T = 0.71(X) + 4.80 | 25% | 75% | 31 | 92 | 123 | 0 | 0% | 31 | 92 | 123 |
| | | | | | | | | | | | | | | |
| **Difference** | | | | | | | | | | | | **975** | **192** | **1167** |

Source: ITE 10th Edition Trip Generation Rates

**Table 1c- PM**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by Trips | | Net PM Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 807,602 | SF | T = 3.39(X) + 2.02 | 28% | 72% | 767 | 1973 | 2740 | 274 | 10% | 690 | 1776 | 2466 |
| | | | | | | | | | | | | | | |
| **Existing Land Use** | | | | | | | | | | | | | | |
| Single-Family Detached Housing | 210 | 166 | DU | Ln(T) = 0.96Ln(X) + 0.20 | 63% | 37% | 104 | 61 | 165 | 0 | 0% | 104 | 61 | 165 |
| | | | | | | | | | | | | | | |
| **Difference** | | | | | | | | | | | | **586** | **1715** | **2301** |

Source: ITE 10th Edition Trip Generation Rates

**Table 2 - 5-Year Trip Generation**

**Table 2a- Daily**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by | | Daily Net Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 200,000 | SF | T = 38.42(X) - 87.62 | 50% | 50% | 3798 | 3798 | 7596 | 760 | 10% | 3418 | 3418 | 6836 |
| | | | | | | | | | | | | | | |

Source: ITE 10th Edition Trip Generation Rates

**Table 2b- AM**

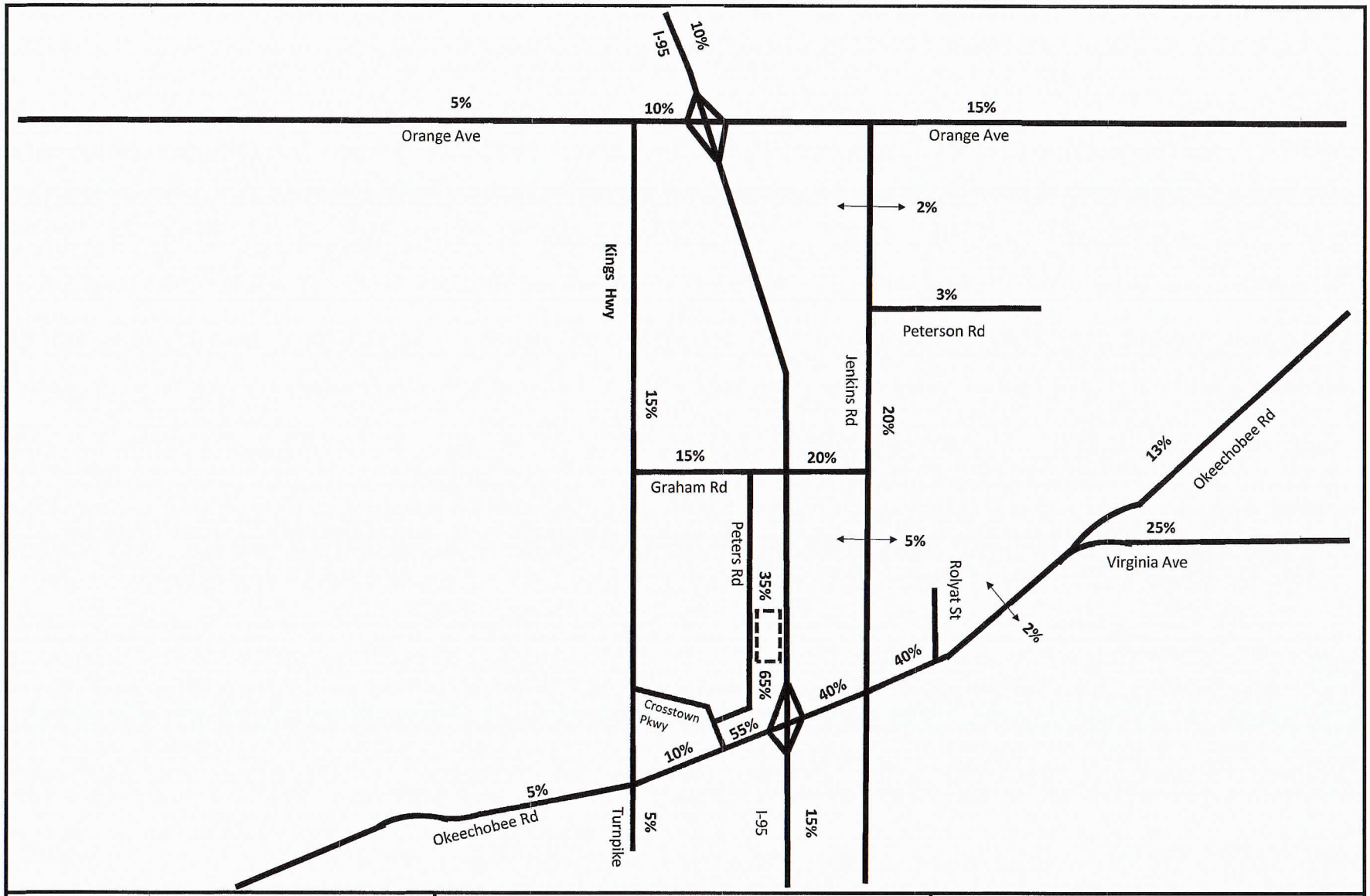
| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by Trips | | Net AM Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 200,000 | SF | Ln(T) = 0.89Ln(X) + 1.31 | 78% | 22% | 323 | 91 | 414 | 41 | 10% | 291 | 82 | 373 |
| | | | | | | | | | | | | | | |

Source: ITE 10th Edition Trip Generation Rates

**Table 2c- PM**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by Trips | | Net PM Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 200,000 | SF | T = 3.39(X) + 2.02 | 28% | 72% | 190 | 490 | 680 | 68 | 10% | 171 | 441 | 612 |
| | | | | | | | | | | | | | | |

Source: ITE 10th Edition Trip Generation Rates




| | | |
|---|---|---|
| NTS | O'ROURKE ENGINEERING & PLANNING<br>22 SE Seminole Street<br>Stuart, Fl, 34994 | Legend<br>= Project Location |
| Job Number: SR18021.0 | Date: 2/20/18 | Figure 3<br>Percent Assignment<br>Project Hurricane LUPA |

## 2045 ANALYSIS

The Long Range analysis relies on the Long Range Transportation Plan analysis. The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were not yet available. So 2045 volumes obtained from the St. Lucie County LRTP cost feasible model were used. These volumes were adjusted using FDOT K and D factors to obtain the Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the Long Range total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results. As shown, Peters Road from Crosstown Parkway to the Project Driveway could exceed capacity at buildout if the site is developed with the worst-case scenario. The project would be required to widen Peters Road to a four-lane road for site access if directional trips exceed 1,415 trips in the peak hour.
2040/2045 LRTP model data is included in **Appendix B.**

### Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. **Tables 5a and 5b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects were then added. Finally, the trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine if capacities were exceeded. **Table 6a and 6b** summarizes the results of the link analysis. As shown, all roadways with the exception of Jenkins Road will operate at acceptable levels of service in the 5-year analysis. A prop share payment or detailed analysis would be prepared for Jenkins Road to satisfy concurrency. The project has demonstrated concurrency could be met.

**Appendix C** includes the growth rate calculation and background traffic.

## CONCLUSION

With its 1,167 net new AM peak hour trips and 2,301 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network with the exception of Peters Road. Peters Road would need to be widened to a four-lane road from Crosstown Parkway to the project driveway. This improvement would be considered site access. The project has also demonstrated through the five year analysis that the concurrency could be maintained. Therefore, the project meets the requirements for land use plan amendments.

TABLE 3a - Long Range Percent Impact - AM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | 2040 Peak Hour Service[1] Capacity | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 920 | 634 | 68.91% | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 920 | 125 | 13.59% | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 920 | 67 | 7.28% | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 920 | 341 | 37.07% | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | NO | 1800 | 29 | 1.61% | 15% |
| | Graham Rd | Picos Rd | SB | IN | YES | 1800 | 146 | 8.11% | 15% |
| | Picos Rd | Orange Ave | NB | OUT | NO | 1800 | 29 | 1.61% | 15% |
| | Picos Rd | Orange Ave | SB | IN | YES | 1800 | 146 | 8.11% | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 630 | 195 | 30.95% | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 630 | 38 | 6.03% | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | NO | 3020 | 48 | 1.59% | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | YES | 3020 | 244 | 8.08% | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 2000 | 29 | 1.45% | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 2000 | 146 | 7.30% | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 2000 | 19 | 0.95% | 10% |
| | Kings Hwy | I - 95 | WB | IN | YES | 2000 | 98 | 4.90% | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 1070 | 49 | 4.58% | 5% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 1070 | 10 | 0.93% | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | NB | IN | NO | 1800 | 49 | 2.72% | 5% |
| | Okeechobee Rd | Graham Rd | SB | OUT | NO | 1800 | 10 | 0.56% | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | NO | 1800 | 38 | 2.11% | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 1800 | 195 | 10.83% | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | NO | 1800 | 29 | 1.61% | 15% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 1800 | 146 | 8.11% | 15% |
| **Okeechobee Rd** | McCarty Rd | Florida Turnpike | EB | IN | NO | 1810 | 49 | 2.71% | 5% |
| | McCarty Rd | Florida Turnpike | WB | OUT | NO | 1810 | 10 | 0.55% | 5% |
| | Florida Turnpike | Kings Hwy | EB | IN | NO | 2010 | 49 | 2.44% | 5% |
| | Florida Turnpike | Kings Hwy | WB | OUT | NO | 2010 | 10 | 0.50% | 5% |
| | Kings Hwy | I - 95 | EB | IN | YES | 4170 | 536 | 12.85% | 55% |
| | Kings Hwy | I - 95 | WB | OUT | NO | 4170 | 106 | 2.54% | 55% |
| | I - 95 | Jenkins Rd | EB | IN | YES | 4240 | 390 | 9.20% | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | NO | 4240 | 77 | 1.82% | 40% |
| | Jenkins Rd | McNeil Ave | EB | OUT | NO | 4040 | 77 | 1.91% | 40% |
| | Jenkins Rd | McNeil Ave | WB | IN | YES | 4040 | 390 | 9.65% | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | NB | IN | YES | 7320 | 146 | 1.99% | 15% |
| | Midway Rd | Okeechobee Rd | SB | OUT | YES | 7320 | 29 | 0.40% | 15% |
| | Orange Ave | Indrio Rd | NB | OUT | YES | 7320 | 19 | 0.26% | 10% |
| | Orange Ave | Indrio Rd | SB | IN | YES | 7320 | 98 | 1.34% | 10% |

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 1167
Net In: 975
Net Out: 192

TABLE 3b - Long Range Percent Impact - PM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | Peak Hour Service[1] Capacity | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 920 | 381 | 41.41% | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 920 | 1115 | 121.20% | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 920 | 600 | 65.22% | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 920 | 205 | 22.28% | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | YES | 1800 | 257 | 14.28% | 15% |
| | Graham Rd | Picos Rd | SB | IN | YES | 1800 | 88 | 4.89% | 15% |
| | Picos Rd | Orange Ave | NB | OUT | YES | 1800 | 257 | 14.28% | 15% |
| | Picos Rd | Orange Ave | SB | IN | YES | 1800 | 88 | 4.89% | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 630 | 117 | 18.57% | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 630 | 343 | 54.44% | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | YES | 3020 | 429 | 14.21% | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | YES | 3020 | 147 | 4.87% | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 2000 | 29 | 1.45% | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 2000 | 146 | 7.30% | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 2000 | 19 | 0.95% | 10% |
| | Kings Hwy | I - 95 | WB | IN | YES | 2000 | 98 | 4.90% | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 1070 | 49 | 4.58% | 5% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 1070 | 10 | 0.93% | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | NB | IN | NO | 1800 | 29 | 1.61% | 5% |
| | Okeechobee Rd | Graham Rd | SB | OUT | YES | 1800 | 86 | 4.78% | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | YES | 1800 | 343 | 19.06% | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 1800 | 117 | 6.50% | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | YES | 1800 | 257 | 14.28% | 15% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 1800 | 88 | 4.89% | 15% |
| **Okeechobee Rd** | McCarty Rd | Florida Turnpike | EB | IN | NO | 1810 | 29 | 1.60% | 5% |
| | McCarty Rd | Florida Turnpike | WB | OUT | YES | 1810 | 86 | 4.75% | 5% |
| | Florida Turnpike | Kings Hwy | EB | IN | NO | 2010 | 29 | 1.44% | 5% |
| | Florida Turnpike | Kings Hwy | WB | OUT | YES | 2010 | 86 | 4.28% | 5% |
| | Kings Hwy | I - 95 | EB | IN | YES | 4170 | 322 | 7.72% | 55% |
| | Kings Hwy | I - 95 | WB | OUT | YES | 4170 | 943 | 22.61% | 55% |
| | I - 95 | Jenkins Rd | EB | IN | YES | 4240 | 234 | 5.52% | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | YES | 4240 | 686 | 16.18% | 40% |
| | Jenkins Rd | Virginia Ave | EB | OUT | YES | 4040 | 686 | 16.98% | 40% |
| | Jenkins Rd | Virginia Ave | WB | IN | YES | 4040 | 234 | 5.79% | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | NB | IN | YES | 7320 | 146 | 1.99% | 15% |
| | Midway Rd | Okeechobee Rd | SB | OUT | YES | 7320 | 29 | 0.40% | 15% |
| | Orange Ave | Indrio Rd | NB | OUT | YES | 7320 | 19 | 0.26% | 10% |
| | Orange Ave | Indrio Rd | SB | IN | YES | 7320 | 98 | 1.34% | 10% |

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 2301
Net In: 586
Net Out: 1715

TABLE 4a - Long Range Link Analysis - AM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | AADT 2045 | K Factor | D Factor | 2045 Peak Hour Directional Volumes | Peak Hour Service Capacity | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity-Peak Hour | Is Total Traffic Less Than Capacity? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 2000 (1) | 0.09 | 0.52 | 94 | 1800 (2) | 634 | 728 | 35.22% | YES | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 2000 (1) | 0.09 | 0.48 | 86 | 1800 (2) | 125 | 211 | 6.94% | YES | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 2000 (1) | 0.09 | 0.52 | 94 | 1800 (2) | 67 | 161 | 3.72% | YES | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 2000 (1) | 0.09 | 0.48 | 86 | 1800 (2) | 341 | 427 | 18.94% | YES | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | SB | IN | YES | 18699 | 0.09 | 0.571 | 961 | 1800 | 146 | 1107 | 8.11% | YES | 15% |
| | Picos Rd | Orange Ave | SB | IN | YES | 15374 | 0.09 | 0.571 | 790 | 1800 | 146 | 936 | 8.11% | YES | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 5393 | 0.09 | 0.509 | 247 | 630 | 195 | 442 | 30.95% | YES | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 3593 | 0.09 | 0.491 | 159 | 630 | 38 | 197 | 6.03% | YES | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | WB | IN | YES | 34097 | 0.09 | 0.491 | 1507 | 3020 | 244 | 1751 | 8.08% | YES | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | WB | IN | YES | 24301 | 0.09 | 0.491 | 1074 | 2000 | 146 | 1220 | 7.30% | YES | 15% |
| | Kings Hwy | I - 95 | WB | IN | YES | 29401 | 0.09 | 0.491 | 1299 | 2000 | 98 | 1397 | 4.90% | YES | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 13933 | 0.09 | 0.571 | 716 | 1070 | 49 | 765 | 4.58% | YES | 5% |
| **Jenkins Rd** | Graham Rd | Peterson Rd | SB | IN | YES | 7711 | 0.09 | 0.509 | 353 | 1800 | 195 | 548 | 10.83% | YES | 20% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 7608 | 0.09 | 0.491 | 336 | 1800 | 146 | 482 | 8.11% | YES | 15% |
| **Okeechobee Rd** | I - 95 | Jenkins Rd | EB | IN | YES | 51103 | 0.09 | 0.509 | 2341 | 4240 | 390 | 2731 | 9.20% | YES | 40% |
| | Jenkins Rd | McNeil Ave | WB | IN | YES | 49154 | 0.09 | 0.491 | 2172 | 4040 | 390 | 2562 | 9.65% | YES | 40% |

(1) Estimated Traffic

(2) Project Related Improvement

| | |
|---|---|
| Two-Way: | 1167 |
| Net In: | 975 |
| Net Out: | 192 |



TABLE 4b - Long Range Link Analysis - PM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | AADT 2045 | K Factor | D Factor | 2045 Peak Hour Directional Volumes | Peak Hour Service Capacity | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity-Peak Hour | Is Total Traffic Less Than Capacity? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 2000 (1) | 0.09 | 0.48 | 86 | 1800 (2) | 381 | 467 | 21.17% | YES | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 2000 (1) | 0.09 | 0.52 | 94 | 1800 (2) | 1115 | 1209 | 61.94% | YES | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 2000 (1) | 0.09 | 0.48 | 86 | 1800 (2) | 600 | 686 | 33.33% | YES | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 2000 (1) | 0.09 | 0.52 | 94 | 1800 (2) | 205 | 299 | 11.39% | YES | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | YES | 18699 | 0.09 | 0.429 | 722 | 1800 | 257 | 979 | 14.28% | YES | 15% |
| | Graham Rd | Picos Rd | SB | IN | YES | 18699 | 0.09 | 0.571 | 961 | 1800 | 88 | 1049 | 4.89% | YES | 15% |
| | Picos Rd | Orange Ave | NB | OUT | YES | 15374 | 0.09 | 0.429 | 594 | 1800 | 257 | 851 | 14.28% | YES | 15% |
| | Picos Rd | Orange Ave | SB | IN | YES | 15374 | 0.09 | 0.571 | 790 | 1800 | 88 | 878 | 4.89% | YES | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 5393 | 0.09 | 0.491 | 238 | 630 | 117 | 355 | 18.57% | YES | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 3593 | 0.09 | 0.509 | 165 | 630 | 343 | 508 | 54.44% | YES | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | YES | 34097 | 0.09 | 0.491 | 1507 | 3020 | 429 | 1936 | 14.21% | YES | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | YES | 34097 | 0.09 | 0.509 | 1562 | 3020 | 147 | 1709 | 4.87% | YES | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 24301 | 0.09 | 0.491 | 1074 | 2000 | 257 | 1331 | 12.85% | YES | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 24301 | 0.09 | 0.509 | 1113 | 2000 | 88 | 1201 | 4.40% | YES | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 29401 | 0.09 | 0.491 | 1299 | 2000 | 172 | 1471 | 8.60% | YES | 10% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 13933 | 0.09 | 0.571 | 716 | 1070 | 86 | 802 | 8.04% | YES | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | SB | OUT | YES | 9852 | 0.09 | 0.572 | 507 | 1800 | 86 | 593 | 4.78% | YES | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | YES | 7711 | 0.09 | 0.491 | 341 | 1800 | 343 | 684 | 19.06% | YES | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 7711 | 0.09 | 0.509 | 353 | 1800 | 117 | 470 | 6.50% | YES | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | YES | 7608 | 0.09 | 0.509 | 349 | 1800 | 257 | 606 | 14.28% | YES | 15% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 7608 | 0.09 | 0.491 | 336 | 1800 | 88 | 424 | 4.89% | YES | 15% |
| **Okeechobee Rd** | I - 95 | Jenkins Rd | EB | IN | YES | 51103 | 0.09 | 0.491 | 2258 | 4240 | 234 | 2492 | 5.52% | YES | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | YES | 51103 | 0.09 | 0.509 | 2341 | 4240 | 686 | 3027 | 16.18% | YES | 40% |
| | Jenkins Rd | Virginia Ave | EB | OUT | YES | 49154 | 0.09 | 0.491 | 2172 | 4040 | 686 | 2858 | 16.98% | YES | 40% |
| | Jenkins Rd | Virginia Ave | WB | IN | YES | 49154 | 0.09 | 0.509 | 2252 | 4040 | 234 | 2486 | 5.79% | YES | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | SB | OUT | YES | 114620 | 0.09 | 0.369 | 3807 | 7320 | 257 | 4064 | 3.51% | YES | 15% |

(1) Estimated Traffic

(2) Project Related Improvement

| | |
|---|---|
| Two-Way: | 2301 |
| Net In: | 586 |
| Net Out: | 1715 |

TABLE 5a - 5-Year Project Percent Impact - AM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links)[2] | Peak Hour Service Capacity (E+C)[1] | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 920 | 189 | 20.54% | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 920 | 53 | 5.76% | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 920 | 29 | 3.15% | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 920 | 102 | 11.09% | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | NO | 1800 | 12 | 0.67% | 15% |
| | Graham Rd | Picos Rd | SB | IN | NO | 1800 | 44 | 2.44% | 15% |
| | Picos Rd | Orange Ave | NB | OUT | NO | 1800 | 12 | 0.67% | 15% |
| | Picos Rd | Orange Ave | SB | IN | NO | 1800 | 44 | 2.44% | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 630 | 58 | 9.21% | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | NO | 630 | 16 | 2.54% | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | NO | 3020 | 21 | 0.70% | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | NO | 3020 | 73 | 2.42% | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 2000 | 12 | 0.60% | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 2000 | 44 | 2.20% | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 2000 | 8 | 0.40% | 10% |
| | Kings Hwy | I - 95 | WB | IN | YES | 2000 | 29 | 1.45% | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 1070 | 15 | 1.40% | 5% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 1070 | 4 | 0.37% | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | NB | IN | NO | 920 | 15 | 1.63% | 5% |
| | Okeechobee Rd | Graham Rd | SB | OUT | NO | 920 | 4 | 0.43% | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | NO | 630 | 16 | 2.54% | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 630 | 58 | 9.21% | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | NO | 920 | 12 | 1.30% | 15% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 920 | 44 | 4.78% | 15% |
| **Okeechobee Rd** | McCarty Rd | Florida Turnpike | EB | IN | NO | 1810 | 15 | 0.83% | 5% |
| | McCarty Rd | Florida Turnpike | WB | OUT | NO | 1810 | 4 | 0.22% | 5% |
| | Florida Turnpike | Kings Hwy | EB | IN | NO | 2010 | 15 | 0.75% | 5% |
| | Florida Turnpike | Kings Hwy | WB | OUT | NO | 2010 | 4 | 0.20% | 5% |
| | Kings Hwy | I - 95 | EB | IN | YES | 4170 | 160 | 3.84% | 55% |
| | Kings Hwy | I - 95 | WB | OUT | NO | 4170 | 45 | 1.08% | 55% |
| | I - 95 | Jenkins Rd | EB | IN | NO | 4240 | 116 | 2.74% | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | NO | 4240 | 33 | 0.78% | 40% |
| | Jenkins Rd | McNeil Ave | EB | OUT | NO | 4040 | 33 | 0.82% | 40% |
| | Jenkins Rd | McNeil Ave | WB | IN | NO | 4040 | 116 | 2.87% | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | NB | IN | NO | 7320 | 44 | 0.60% | 15% |
| | Midway Rd | Okeechobee Rd | SB | OUT | NO | 7320 | 12 | 0.16% | 15% |
| | Orange Ave | Indrio Rd | NB | OUT | NO | 7320 | 8 | 0.11% | 10% |
| | Orange Ave | Indrio Rd | SB | IN | NO | 7320 | 29 | 0.40% | 10% |

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

| | |
|---|---|
| Two-Way: | 373 |
| Net In: | 291 |
| Net Out: | 82 |

TABLE 5b - Project Percent Impact - PM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links)[2] | Peak Hour Service Capacity (E+C)[1] | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 920 | 111 | 12.07% | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 920 | 287 | 31.20% | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 920 | 154 | 16.74% | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 920 | 60 | 6.52% | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | YES | 1800 | 66 | 3.67% | 15% |
| | Graham Rd | Picos Rd | SB | IN | NO | 1800 | 26 | 1.44% | 15% |
| | Picos Rd | Orange Ave | NB | OUT | YES | 1800 | 66 | 3.67% | 15% |
| | Picos Rd | Orange Ave | SB | IN | NO | 1800 | 26 | 1.44% | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 630 | 34 | 5.40% | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 630 | 88 | 13.97% | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | YES | 3020 | 110 | 3.64% | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | NO | 3020 | 43 | 1.42% | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 2000 | 66 | 3.30% | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 2000 | 26 | 1.30% | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 2000 | 44 | 2.20% | 10% |
| | Kings Hwy | I - 95 | WB | IN | YES | 2000 | 17 | 0.85% | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 1070 | 9 | 0.84% | 5% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 1070 | 22 | 2.06% | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | NB | IN | NO | 920 | 9 | 0.98% | 5% |
| | Okeechobee Rd | Graham Rd | SB | OUT | NO | 920 | 22 | 2.39% | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | YES | 630 | 88 | 13.97% | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 630 | 34 | 5.40% | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | YES | 920 | 66 | 7.17% | 15% |
| | Peterson Rd | Orange Ave | SB | IN | NO | 920 | 26 | 2.83% | 15% |
| **Okeechobee Rd** | McCarty Rd | Florida Turnpike | EB | IN | NO | 1810 | 9 | 0.50% | 5% |
| | McCarty Rd | Florida Turnpike | WB | OUT | NO | 1810 | 22 | 1.22% | 5% |
| | Florida Turnpike | Kings Hwy | EB | IN | NO | 2010 | 9 | 0.45% | 5% |
| | Florida Turnpike | Kings Hwy | WB | OUT | NO | 2010 | 22 | 1.09% | 5% |
| | Kings Hwy | I - 95 | EB | IN | NO | 4170 | 94 | 2.25% | 55% |
| | Kings Hwy | I - 95 | WB | OUT | YES | 4170 | 243 | 5.83% | 55% |
| | I - 95 | Jenkins Rd | EB | IN | NO | 4240 | 68 | 1.60% | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | YES | 4240 | 176 | 4.15% | 40% |
| | Jenkins Rd | Virginia Ave | EB | OUT | YES | 4040 | 176 | 4.36% | 40% |
| | Jenkins Rd | Virginia Ave | WB | IN | NO | 4040 | 68 | 1.68% | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | NB | IN | NO | 7320 | 26 | 0.36% | 15% |
| | Midway Rd | Okeechobee Rd | SB | OUT | NO | 7320 | 66 | 0.90% | 15% |
| | Orange Ave | Indrio Rd | NB | OUT | NO | 7320 | 44 | 0.60% | 10% |
| | Orange Ave | Indrio Rd | SB | IN | NO | 7320 | 17 | 0.23% | 10% |

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

| | |
|---|---|
| Two-Way: | 612 |
| Net In: | 171 |
| Net Out: | 441 |

**TABLE 6a - 5-Year Link Analysis - AM**

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | AADT 2019 | 2019 Peak Hour Directional Volumes | Growth Rate (2) | 2025 AM Peak Hour + Growth | AM Peak Hour Committed Projects Directional | 2025 Growth + Committed Peak Direction | Peak Hour Service Capacity(1) | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity- Peak Hour | Does Project Satisfy Concurrency? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 189 | 303 | 20.54% | YES | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 53 | 167 | 5.76% | YES | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 29 | 143 | 3.15% | YES | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 102 | 216 | 11.09% | YES | 35% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 3733 | 255 | 2.25% | 291 | 0 | 291 | 630 | 58 | 349 | 9.21% | YES | 20% |
| **Jenkins Rd** | Graham Rd | Peterson Rd | SB | IN | YES | 10500 | 593 | 2.25% | 678 | 93 | 771 | 630 | 58 | 829 | 9.21% | YES(4) | 20% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 10500 | 593 | 2.25% | 678 | 119 | 797 | 920 | 44 | 841 | 4.78% | YES | 15% |

(1) St. Lucie County 2019 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

| | |
|---|---|
| Two-Way: | 373 |
| Net In: | 291 |
| Net Out: | 82 |
| Years Grown: | 6 |

**TABLE 6b - 5-Year Link Analysis - PM**

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | AADT 2019 | 2019 Peak Hour Directional Volumes | Growth Rate(2) | 2025 PM Peak Hour + Growth | PM Peak Hour Committed Projects Directional | 2025 Growth + Committed Peak Direction | Peak Hour Service Capacity(1) | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity- Peak Hour | Does Project Satisfy Concurrency? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 111 | 225 | 12.07% | YES | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 287 | 401 | 31.20% | YES | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 154 | 268 | 16.74% | YES | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 60 | 174 | 6.52% | YES | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | YES | 8216 | 369 | 2.25% | 422 | 28 | 450 | 1800 | 66 | 516 | 3.67% | YES | 15% |
| | Picos Rd | Orange Ave | NB | OUT | YES | 8216 | 389 | 2.25% | 445 | 96 | 541 | 1800 | 66 | 607 | 3.67% | YES | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 3733 | 243 | 2.25% | 278 | 0 | 278 | 630 | 34 | 312 | 5.40% | YES | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 3733 | 243 | 2.25% | 278 | 0 | 278 | 630 | 88 | 366 | 13.97% | YES | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | YES | 22011 | 1126 | 2.25% | 1287 | 0 | 1287 | 3020 | 110 | 1397 | 3.64% | YES | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 14189 | 710 | 2.25% | 811 | 71 | 882 | 2000 | 66 | 948 | 3.30% | YES | 15% |
| **Jenkins Rd** | Graham Rd | Peterson Rd | NB | OUT | YES | 10500 | 569 | 2.25% | 650 | 89 | 739 | 630 | 88 | 827 | 13.97% | YES(4) | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 10500 | 569 | 2.25% | 650 | 135 | 785 | 630 | 34 | 819 | 5.40% | YES(4) | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | YES | 10500 | 569 | 2.25% | 650 | 171 | 821 | 920 | 66 | 887 | 7.17% | YES | 15% |
| **Okeechobee Rd** | I - 95 | Jenkins Rd | WB | OUT | YES | 30244 | 1709 | 2.25% | 1953 | 30 | 1983 | 4240 | 176 | 2159 | 4.15% | YES | 40% |
| | Jenkins Rd | Virginia Ave | EB | OUT | YES | 30244 | 1709 | 2.25% | 1953 | 8 | 1961 | 4040 | 176 | 2137 | 4.36% | YES | 40% |

(1) St. Lucie County 2019 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

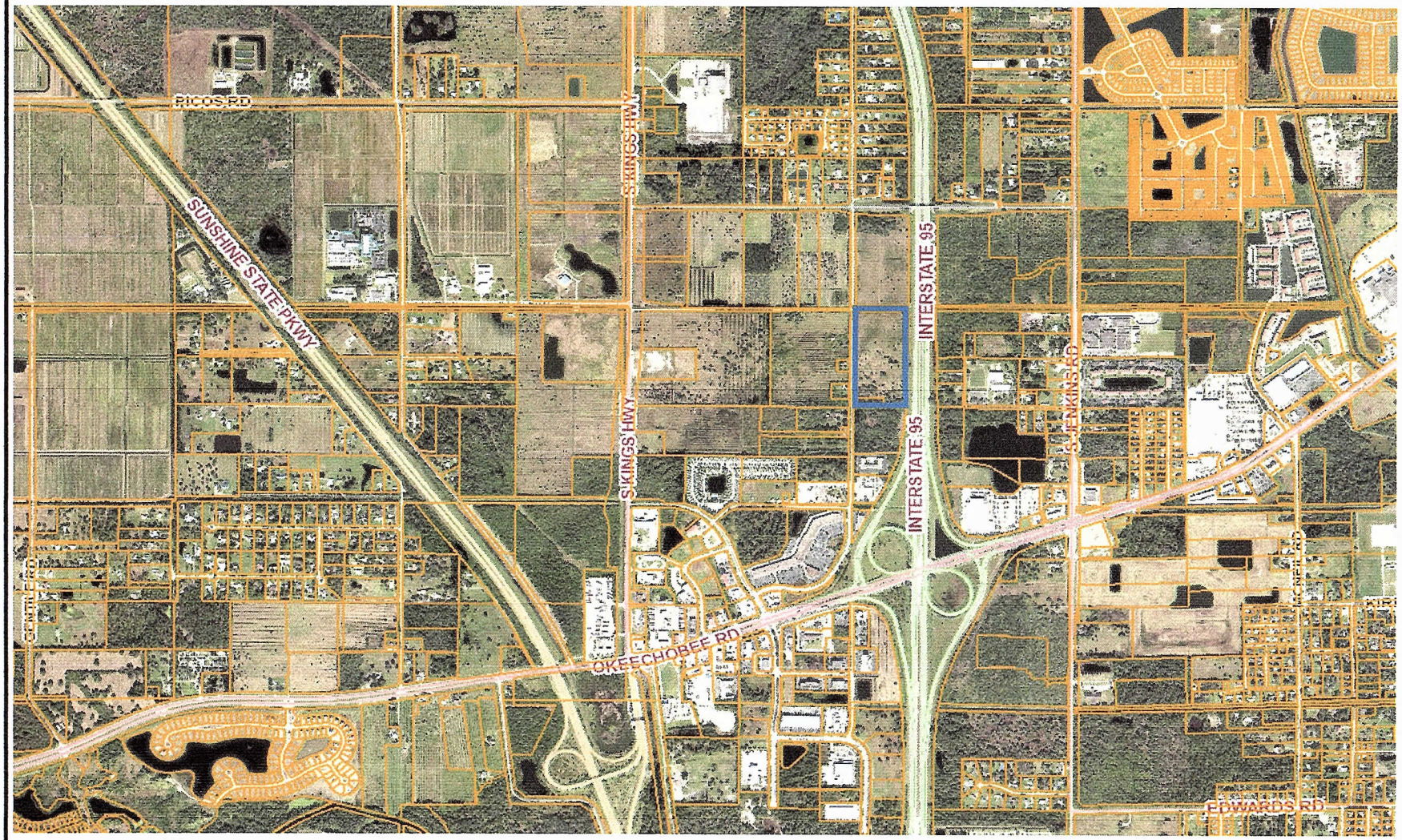
(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

| | |
|---|---|
| Two-Way: | 612 |
| Net In: | 171 |
| Net Out: | 441 |
| Years Grown: | 6 |

# APPENDIX A

# SITE DATA




NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

## Legend

= Parcel Boundary

## Parcel Boundary

Project Hurricane

# APPENDIX B

## Roadway Details

## LRTP Model Data

## St. Lucie County 5-Year TIP

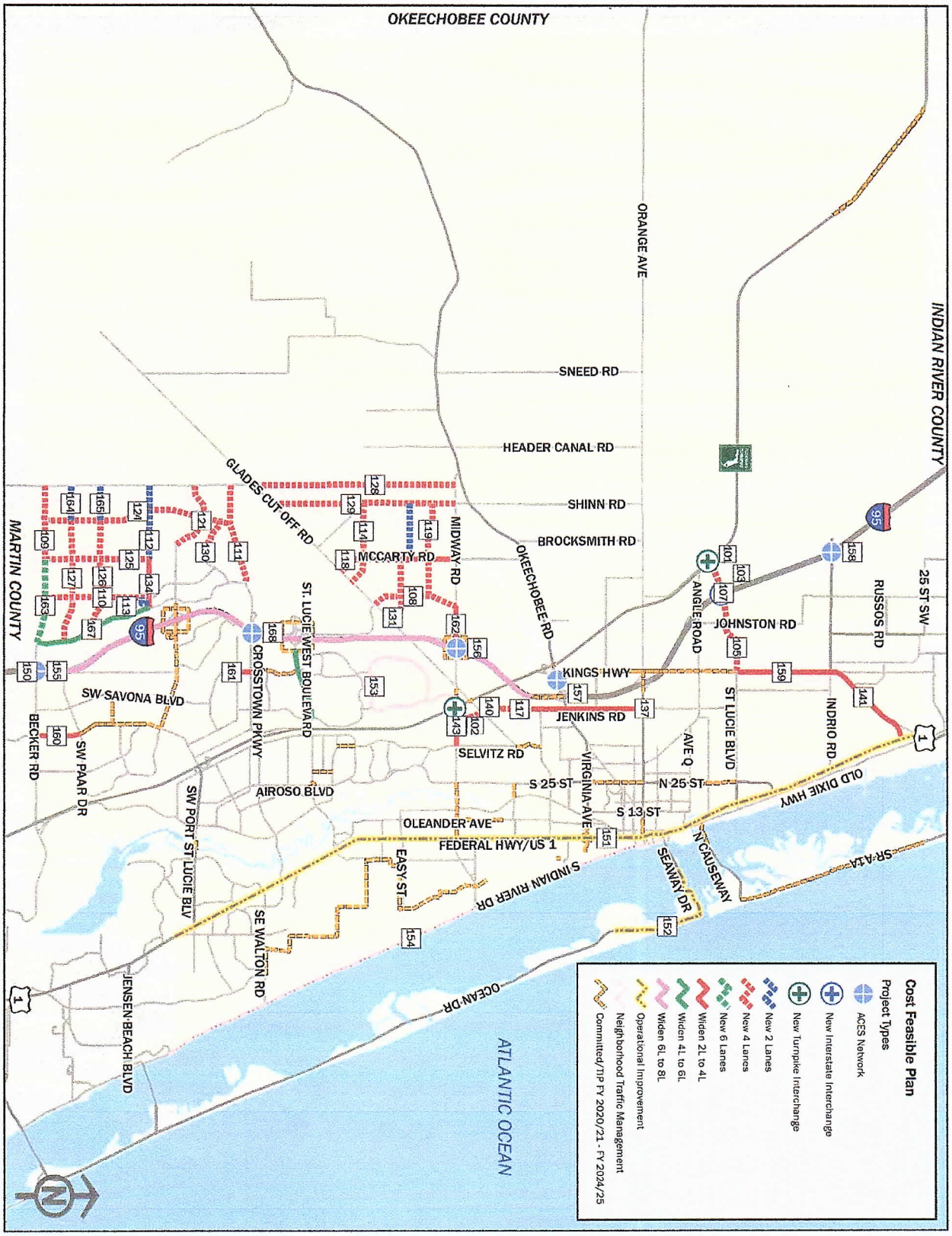



Figure 1. Cost Feasible Plan – Project Types

## St Lucie TPO 2040 LRTP
### CF 2040 Final - Volume Smoothing

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11100 | 2ND ST | CITRUS AVE | ORANGE AVE | CR | 2U | D | C | 2,400 | 0 | 1,365 | 3,629 | 1,229 | 2,400 | 2 787 | 1,229 | 3,629 | #DIV/0! | #DIV/0! |
| 11110 | 2ND ST | ORANGE AVE | AVENUE A | CR | 2U | D | C | 1,800 | 0 | 2,132 | 3,719 | 1,919 | 1,800 | 2,091 | 1,919 | 3,719 | #DIV/0! | #DIV/0! |
| 1300 | 7TH ST | SUNRISE BLVD | GEORGIA AVE | CR | 2U | C | D | 1,425 | 4743 | 4,719 | 4,247 | 2,822 | 0 | 1,655 | 4,247 | 929 | 1.361 | 1.145 |
| 1310 | 7TH ST | GEORGIA AVE | DELAWARE AVE | CR | 2U | C | D | 2,500 | 8655 | 6,195 | 5,576 | 3,076 | 0 | 2,904 | 5,576 | -579 | 1,718 | 569 |
| 1320 | 7TH ST | DELAWARE AVE | CITRUS AVE | CR | 2U | C | D | 3,300 | 9348 | 7,671 | 6,904 | 3,604 | 0 | 3,833 | 6,904 | 856 | 2 600 | 1 728 |
| 1330 | 7TH ST | CITRUS AVE | ORANGE AVE | CR | 2U | C | D | 3,300 | 8979 | 6,617 | 5,955 | 2,655 | 0 | 3,633 | 5,955 | 276 | 2,335 | 1,305 |
| 1340 | 7TH ST | ORANGE AVE | AVENUE C | CR | 2U | C | D | 3,400 | 8295 | 6,087 | 5,461 | 2,061 | 0 | 3,949 | 5,461 | 566 | 2,387 | 1,477 |
| 1350 | 7TH ST | AVENUE C | AE BACKUS AVE | CR | 2U | C | D | 2,950 | 9769 | 9,644 | 8,680 | 5,730 | 0 | 3,426 | 8,680 | 1,861 | 2,796 | 2,328 |
| 1360 | 7TH ST | AE BACKUS AVE | AVENUE D | CR | 2U | C | D | 2,950 | 8573 | 5,656 | 5,090 | 2,140 | 0 | 3,426 | 5,090 | -533 | 1,868 | 668 |
| 1370 | 7TH ST | AVENUE D | AVENUE H | CR | 2U | C | D | 2,500 | 11085 | 6,658 | 5,992 | 3,492 | 0 | 2,904 | 5,992 | -2,593 | 1,442 | -576 |
| 11400 | 10TH ST | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 1,100 | 1141 | 2,044 | 1,798 | 698 | -41 | 1,278 | 1,839 | 1,798 | 1,891 | 1,845 |
| 11410 | 10TH ST | ORANGE AVE | AVENUE C | CR | 2U | D | D | 1,100 | 2778 | 4,415 | 2,295 | 1,195 | -1,678 | 1,278 | 3,973 | 2,295 | 1,678 | 1,987 |
| 11420 | 10TH ST | AVENUE C | AVENUE D | CR | 2U | C | D | 1,100 | 1425 | 1,476 | 1,328 | 228 | 0 | 1,278 | 1,328 | 1,003 | 1,094 | 1,049 |
| 1000 1 | 13TH ST | VIRGINIA AVE | NEBRASKA AVE | CR | 2U | D | D | 7,000 | 5181 | 6,165 | 7,368 | 368 | 1,819 | 8,130 | 5,549 | 7,368 | 7,997 | 7,682 |
| 1000 2 | 13TH ST | NEBRASKA AVE | GEORGIA AVE | CR | 2U | D | D | 7,000 | 8899 | 8,762 | 7,987 | 987 | 101 | 8,130 | 7,886 | 7,987 | 8,535 | 8,261 |
| 1010 | 13TH ST | GEORGIA AVE | DELAWARE AVE | CR | 2U | C | D | 6,200 | 7452 | 8,177 | 7,360 | 1,160 | 0 | 7,201 | 7,360 | 6,108 | 6,531 | 6,319 |
| 1020 | 13TH ST | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 5,700 | 6473 | 8,267 | 6,687 | 987 | -773 | 6 620 | 7,440 | 6,687 | 6,989 | 6,828 |
| 1030 1 | 13TH ST | ORANGE AVE | AVENUE B | CR | 2U | D | D | 4,800 | 6332 | 10,495 | 7,914 | 3,114 | -1,532 | 5,575 | 9,446 | 7,914 | 7,638 | 7 776 |
| 1030 2 | 13TH ST | AVENUE B | AVENUE D | CR | 2U | D | D | 4,600 | 6263 | 9,030 | 6,464 | 1,864 | -1,663 | 5 342 | 8,127 | 6,464 | 6,367 | 6,415 |
| 1040 11 | 13TH ST | AVENUE D | AVENUE H | CR | 2U | D | D | 4,400 | 5974 | 7,881 | 5,519 | 1,119 | -1,574 | 5,110 | 7,093 | 5,519 | 5,572 | 5,546 |
| 1040 12 | 13TH ST | AVENUE H | AVENUE I | CR | 2U | D | D | 4,400 | 5226 | 7,300 | 5,744 | 1,344 | -826 | 5,110 | 6,570 | 5,744 | 5,900 | 5,822 |
| 1040 13 | 13TH ST | AVENUE I | AVENUE O | CR | 2U | D | D | 4,400 | 5238 | 6,976 | 5,440 | 1,040 | -838 | 5 110 | 6,278 | 5,440 | 5,625 | 5,533 |
| 1040 2 | 13TH ST | AVENUE O | AVENUE Q | CR | 2U | C | C | 0 | 890 | 1,099 | 989 | 989 | 0 | 0 | 989 | 0 | 0 | 0 |
| 9490 | 17TH ST | GEORGIA AVE | DELAWARE AVE | CR | 2U | D | C | 2,400 | 0 | 2,041 | 4,237 | 1,837 | 2,400 | 2,787 | 1,837 | 4,237 | #DIV/0! | #DIV/0! |
| 9500 | 17TH ST | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 6,100 | 7758 | 9,427 | 6,826 | 726 | -1,658 | 7 085 | 8,484 | 6,826 | 7,116 | 6,971 |
| 9510 | 17TH ST | ORANGE AVE | AVENUE D | CR | 2U | D | D | 5,000 | 4194 | 6,844 | 6,966 | 1,966 | 806 | 5,807 | 6,160 | 6,966 | 7,833 | 7,400 |
| 9520 | 17TH ST | AVENUE D | AVENUE Q | CR | 2U | D | D | 3,900 | 4474 | 4,765 | 4,289 | 389 | 0 | 4,529 | 4,289 | 3,715 | 3,988 | 3,851 |
| 1110 | 25TH ST | MIDWAY RD | BELL AVE | CR | 4D | D | D | 16,100 | 11334 | 18,890 | 21,767 | 5,667 | 4,766 | 18,699 | 17,001 | 21,767 | 25,760 | 23,764 |
| 1120 | 25TH ST | BELL AVE | EDWARDS RD | CR | 4D | D | D | 18,500 | 9880 | 17,316 | 24,204 | 5,704 | 8,620 | 21,486 | 15,584 | 24,204 | 31,126 | 27,665 |
| 1130 1 | 25TH ST | EDWARDS RD | CORTEZ BLVD | SR | 4D | F | F | 18,100 | 12454 | 21,245 | 27,203 | 9,103 | 8,083 | 21,021 | 19,120 | 24,766 | 29,641 | 27,203 |
| 1130 2 | 25TH ST | CORTEZ BLVD | VIRGINIA AVE | SR | 4D | F | F | 21,500 | 12595 | 19,160 | 28,774 | 7,274 | 11,530 | 24,970 | 17,244 | 26,149 | 31,399 | 28,774 |
| 1140 1 | 25TH ST | VIRIGINIA AVE | NEBRASKA AVE | SR | 4D | F | F | 23,000 | 9470 | 14,578 | 30,320 | 7,320 | 17,200 | 26,712 | 13,120 | 26,650 | 33,990 | 30,320 |
| 1140.2 | 25TH ST | NEBRASKA AVE | OKEECHOBEE RD | SR | 4D | F | F | 23,000 | 10944 | 17,518 | 31,583 | 8,583 | 15,817 | 26,712 | 15,766 | 27,822 | 35,343 | 31,583 |
| 1150 | 25TH ST | OKEECHOBEE RD | GEORGIA AVE | SR | 4D | F | F | 23,000 | 11962 | 18,378 | 30,751 | 7,751 | 14,210 | 26,712 | 16,540 | 27,578 | 33,923 | 30,751 |
| 1160 | 25TH ST | GEORGIA AVE | DELAWARE AVE | SR | 4D | F | F | 21,300 | 10131 | 17,953 | 31,780 | 10,480 | 15,623 | 24,738 | 16,157 | 27,326 | 36,235 | 31,780 |
| 1170 | 25TH ST | DELAWARE AVE | ORANGE AVE | SR | 4D | F | F | 19,600 | 10354 | 17,769 | 28,764 | 9,164 | 12,772 | 22,763 | 15,992 | 25,238 | 32,290 | 28,764 |
| 1180 | 25TH ST | ORANGE AVE | AVENUE D | SR | 4D | F | F | 17,000 | 11791 | 18,491 | 23,722 | 6,722 | 7,080 | 19,744 | 16,642 | 21,851 | 25,594 | 23,722 |
| 1190 1 | 25TH ST | AVENUE D | AVENUE Q | SR | 4D | F | F | 15,600 | 9253 | 17,373 | 25,050 | 9,450 | 9,415 | 18,118 | 15,636 | 21,983 | 28,118 | 25,050 |
| 1190.2 | 25TH ST | AVENUE Q | JUANITA AVE | SR | 4D | F | F | 14,200 | 9211 | 18,272 | 24,238 | 10,038 | 7,793 | 16,492 | 16,445 | 21,434 | 27,042 | 24,238 |
| 1200 | 25TH ST | JUANITA AVE | ST LUCIE BLVD | SR | 4D | F | F | 11,150 | 6385 | 12,693 | 18,734 | 7,584 | 7,310 | 12,950 | 11,424 | 16,189 | 21,279 | 18,734 |
| 1210 | 25TH ST | ST LUCIE BLVD | US 1 | SR | 4D | C | C | 5,100 | 0 | 10,020 | 9,018 | 3,918 | 0 | 5,923 | 9,018 | 14 118 | #DIV/0! | #DIV/0! |
| 24300 | 29TH ST | ORANGE AVE | AVENUE D | CR | 2U | D | C | 3,400 | 0 | 3,193 | 6,274 | 2,874 | 3,400 | 3,949 | 2,874 | 6,274 | #DIV/0! | #DIV/0! |
| 24310 | 29TH ST | AVENUE D | AVENUE Q | CR | 2U | D | C | 3,400 | 0 | 1,412 | 4,671 | 1,271 | 3,400 | 3,949 | 1,271 | 4,671 | #DIV/0! | #DIV/0! |
| 1490 | 33RD ST | OKEECHOBEE RD | DELAWARE AVE | CR | 2U | D | D | 6,400 | 5146 | 7,656 | 8,144 | 1,744 | 1,254 | 7,433 | 6,890 | 8,144 | 9,140 | 8,642 |
| 1500 | 33RD ST | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 6,600 | 7960 | 11,204 | 8,724 | 2,124 | -1,360 | 7,665 | 10,084 | 8,724 | 8,918 | 8,821 |
| 9610 | 35TH ST | KIRBY LOOP RD | CORTEZ BLVD | CR | 2U | D | D | 5,400 | 787 | 3,896 | 8,119 | 2,719 | 4,613 | 6,272 | 3,506 | 8,119 | 25,663 | 16,891 |
| 9620 | 35TH ST | CORTEZ BLVD | VIRGINIA AVE | CR | 2U | D | D | 5,400 | 4696 | 9,140 | 8,930 | 3,530 | 704 | 6,272 | 8,226 | 8,930 | 10,089 | 9,509 |
| 9630 | 35TH ST | VIRGINIA AVE | OKEECHOBEE RD | CR | 2U | D | D | 4,000 | 2745 | 4,534 | 5,336 | 1,336 | 1,255 | 4,648 | 4,081 | 5,336 | 6,343 | 5,839 |
| 25800 | 53RD ST | ANGLE RD | JUANITA AVE | CR | 2U | D | D | 2,200 | 3209 | 5,330 | 3,788 | 1,588 | -1,009 | 2,555 | 4,797 | 3,788 | 3,508 | 3,648 |
| 9920 | AE BACKUS AVE | 7TH ST | US 1 | CR | 2U | D | D | 800 | 1258 | 4,043 | 3,181 | 2,381 | -458 | 929 | 3,639 | 3,181 | 2,468 | 2,824 |
| 25935 | AE BACKUS AVE | US 1 | INDIAN RIVER DR | CR | 2U | C | C | 700 | 0 | 4,562 | 4,106 | 3,406 | 0 | 813 | 4,106 | 4,806 | #DIV/0! | #DIV/0! |
| 1400 | AIROSO BLVD | PORT ST LUCIE BLVD | THORNHILL DR | CR | 4D | U | D | 15,600 | 10404 | 11,378 | 18,118 | 2,518 | 7,876 | 18 118 | 10,240 | 15 436 | 16,376 | 15,907 |
| 1410 | AIROSO BLVD | THORNHILL DR | CROSSTOWN PKWY | CR | 4D | D | D | 14,030 | 11278 | 16,045 | 17,192 | 3,162 | 2,752 | 16,294 | 14,440 | 17,192 | 19,161 | 18,177 |
| 1420 | AIROSO BLVD | CROSSTOWN PKWY | PRIMA VISTA BLVD | CR | 4D | D | D | 12,413 | 10069 | 18,087 | 18,622 | 6,209 | 2,344 | 14,416 | 16,278 | 18,622 | 21,405 | 20,014 |
| 1430 | AIROSO BLVD | PRIMA VISTA BLVD | FLORESTA DR | CR | 4D | D | D | 11,924 | 5203 | 9,587 | 15,349 | 3,425 | 6,721 | 13,849 | 8,628 | 15,349 | 21,091 | 18,220 |
| 1440 | AIROSO BLVD | FLORESTA DR | ST JAMES DR | CR | 4D | D | D | 15,433 | 11232 | 15,414 | 18,074 | 2,641 | 4,201 | 17,924 | 13,873 | 18,074 | 20,332 | 19 203 |
| 7805.4 | AIRPORT CONNECTOR | FL TURNPIKE W RAMP | I-95 | CR | 4D | C | #N/A | 0 | 0 | 22,855 | 20,570 | 20,570 | 0 | 0 | 20,570 | 0 | 0 | 0 |
| 25910 | ALCANTARA BLVD | SAVONA BLVD | PORT ST LUCIE BLVD | CR | 2U | C | D | 3,300 | 5793 | 5,654 | 5,089 | 1,789 | 0 | 3,833 | 5,089 | 2 596 | 3.092 | 2,844 |
| 1510 | ANGLE RD | ORANGE AVE | AVENUE D | CR | 2U | D | D | 9,200 | 9547 | 13,161 | 11,498 | 2,298 | -347 | 10,685 | 11,845 | 11,498 | 12,175 | 11,837 |
| 1520 1 | ANGLE RD | AVENUE D | AVENUE Q | CR | 2U | D | D | 8,876 | 8233 | 12,339 | 11,748 | 2,872 | 643 | 10,309 | 11,105 | 11,748 | 12 771 | 12,259 |
| 1520.21 | ANGLE RD | AVENUE Q | 53RD ST | CR | 2U | D | D | 6,800 | 6972 | 10,647 | 9,210 | 2,610 | -372 | 7,665 | 9,582 | 9,210 | 9,675 | 9,443 |
| 1520 22 | ANGLE RD | 53RD ST | KEEN RD | CR | 2U | D | D | 5,450 | 7617 | 12,827 | 9,377 | 3,927 | -2,167 | 6,330 | 11,544 | 9,377 | 8,811 | 9,094 |
| 1530 | ANGLE RD | KEEN RD | KINGS HWY | CR | 2U | D | D | 4,300 | 5702 | 10,793 | 8,312 | 4,012 | -1,402 | 4,994 | 9,714 | 8,312 | 7,814 | 8,063 |
| 1540 | ANGLE RD | KINGS HWY | JOHNSTON RD | CR | 2U | D | D | 2,700 | 3178 | 4,302 | 3,394 | 694 | -478 | 3 138 | 3,872 | 3,394 | 3 509 | 3,452 |
| 1550 11 | ANGLE RD | JOHNSTON RD | FLORIDAS TURNPIKE | CR | 2U | D | D | 1,000 | 1286 | 2,101 | 1,605 | 605 | -286 | 1,161 | 1,891 | 1,605 | 1,566 | 1,587 |
| 1550 12 | ANGLE RD | FLORIDAS TURNPIKE | 1/2 MI E OF GODWIN RD | CR | 2U | U | D | 1,000 | 343 | 250 | 1,161 | 161 | 936 | 1,161 | 225 | 882 | 700 | 791 |
| 1550 2 | ANGLE RD | 1/2 MI E OF GODWIN RD | GODWIN RD | CR | 2U | U | D | 1,000 | 343 | 250 | 1,161 | 161 | 936 | 1,161 | 225 | 882 | 700 | 791 |
| 9150 | ARTERIAL A | GLADES CUT-OFF RD | MIDWAY RD | CR | 4D | C | C | 0 | 0 | 2,663 | 2,397 | 2,397 | 0 | 0 | 2,397 | 0 | 0 | 0 |
| 1600 | AVENUE A | 7TH ST | US 1 | CR | 2O | C | D | 1,700 | 3302 | 2,841 | 2,557 | 857 | 0 | 1,974 | 2,557 | 955 | 1,404 | 1,180 |
| 1610 | AVENUE A | US 1 | INDIAN RIVER DR | CR | 2U | C | D | 1,850 | 4166 | 2,631 | 2,367 | 517 | 0 | 2,149 | 2,367 | 51 | 1,121 | 586 |
| 9900 | AVENUE B | 13TH ST | 10TH ST | CR | 2U | C | C | 350 | 0 | 2,157 | 1,941 | 1,591 | 0 | 406 | 1,941 | 2 291 | #DIV/0! | #DIV/0! |
| 9910 | AVENUE C | 10TH ST | 7TH ST | CR | 2U | D | D | 575 | 1992 | 4,543 | 2,671 | 2,096 | -1,417 | 668 | 4,088 | 2,671 | 1,259 | 1,965 |
| 1701 | AVENUE D | ANGLE RD | 29TH ST | CR | 2U | U | D | 5,000 | 1113 | 1,036 | 5,807 | 807 | 4,875 | 5,807 | 932 | 4,819 | 4,468 | 4,644 |
| 1702 | AVENUE D | 29TH ST | 25TH ST | CR | 2U | D | D | 4,900 | 1134 | 1,955 | 5,526 | 626 | 3,766 | 5,691 | 1,760 | 5,526 | 8,110 | 6,818 |
| 1710 | AVENUE D | 25TH ST | 17TH ST | CR | 2U | D | D | 4,900 | 1435 | 1,838 | 5,119 | 219 | 3,465 | 5,691 | 1,654 | 5,119 | 6,025 | 5,572 |
| 1720 | AVENUE D | 17TH ST | 13TH ST | CR | 2U | U | D | 4,650 | 2718 | 2,438 | 5,401 | 751 | 3,207 | 5,401 | 2,194 | 4,126 | 4,004 | 4,065 |
| 1730 1 | AVENUE D | 13TH ST | 10TH ST | CR | 2U | U | D | 4,600 | 3205 | 3,532 | 5,342 | 742 | 2,164 | 5,342 | 3,179 | 4 574 | 4,867 | 4 720 |
| 1730 2 | AVENUE D | 10TH ST | 7TH ST | CR | 2U | U | D | 2,700 | 3872 | 4,394 | 3,136 | 436 | -818 | 3,136 | 3,954 | 2,782 | 2,941 | 2,862 |
| 1740 | AVENUE D | 7TH ST | US 1 | CR | 2U | U | D | 2,700 | 5529 | 3,238 | 3,136 | 436 | 222 | 3,136 | 2,914 | 85 | 1,518 | 802 |
| 25700 | AVENUE H | 13TH ST | 7TH ST | CR | 2U | C | C | 2,100 | 0 | 2,970 | 2,673 | 573 | 0 | 2,439 | 2,673 | 4,773 | #DIV/0! | #DIV/0! |
| 25710 | AVENUE H | 7TH ST | US 1 | CR | 2U | C | C | 1,200 | 0 | 8,586 | 7,709 | 6,509 | 0 | 1,394 | 7,709 | 8,909 | #DIV/0! | #DIV/0! |
| 24400 | AVENUE I | 25TH ST | 17TH ST | CR | 2U | U | D | 2,900 | 3075 | 2,584 | 3,368 | 468 | 1,042 | 3,368 | 2,326 | 2,151 | 2,339 | 2,245 |
| 24410 | AVENUE I | 17TH ST | 13TH ST | CR | 2U | D | D | 2,900 | 1981 | 2,789 | 3,429 | 529 | 919 | 3,368 | 2,510 | 3,429 | 3,920 | 3,674 |
| 9400 | AVENUE O | 13TH ST | US 1 | CR | 2U | D | D | 1,750 | 7363 | 8,617 | 2,142 | 392 | -5,613 | 2,032 | 7,755 | 2,142 | 1,966 | 2,054 |
| 9300 | AVENUE Q | ANGLE RD | 25TH ST | CR | 2U | D | D | 3,800 | 2204 | 3,947 | 5,148 | 1,348 | 1,596 | 4,413 | 3,552 | 5,148 | 6,533 | 5,841 |
| 9310 | AVENUE Q | 25TH ST | 17TH ST | CR | 2U | D | D | 3,400 | 1897 | 2,158 | 3,445 | 45 | 1,503 | 3,949 | 1,942 | 3,445 | 3,713 | 3,579 |
| 9320 | AVENUE Q | 17TH ST | 13TH ST | CR | 2U | D | D | 3,400 | 1061 | 1,318 | 3,525 | 125 | 2,339 | 3,949 | 1,186 | 3,525 | 4,054 | 3,789 |
| 1800 | BAYSHORE BLVD | MOUNTWELL ST | PORT ST LUCIE BLVD | CR | 2U | D | D | 5,300 | 10754 | 15,512 | 8,507 | 3,207 | -5,454 | 6,155 | 13,961 | 8,507 | 7,339 | 7,923 |
| 1810 | BAYSHORE BLVD | PORT ST LUCIE BLVD | THORNHILL DR | CR | 4D | D | D | 22,000 | 22150 | 36,678 | 32,860 | 10,860 | -150 | 25,551 | 33,010 | 32,860 | 34,972 | 33,916 |
| 1820 | BAYSHORE BLVD | THORNHILL DR | CROSSTOWN PKWY | CR | 4D | D | D | 21,000 | 16266 | 27,357 | 29,355 | 8,355 | 4,734 | 24,389 | 24,621 | 29,355 | 33,906 | 31,630 |
| 1830 | BAYSHORE BLVD | CROSSTOWN PKWY | PRIMA VISTA BLVD | CR | 4D | D | D | 23,750 | 15586 | 24,956 | 30,625 | 6,875 | 8,164 | 27,583 | 22,461 | 30,625 | 36,508 | 33,566 |
| 1840 | BAYSHORE BLVD | PRIMA VISTA BLVD | FLORESTA DR | CR | 2U | D | D | 14,500 | 11978 | 16,127 | 17,036 | 2,536 | 2,522 | 16,840 | 14,514 | 17,036 | 18,742 | 17,889 |
| 1850 | BAYSHORE BLVD | FLORESTA DR | SELVITZ RD | CR | 2U | D | D | 12,000 | 8816 | 11,692 | 13,907 | 1,907 | 3,384 | 13,937 | 10,523 | 13,907 | 15,633 | 14,770 |
| 1860 | BAYSHORE BLVD | SELVITZ RD | 25TH ST | CR | 2U | U | D | 6,000 | 4146 | 4,318 | 6,968 | 968 | 3,083 | 6,968 | 3,886 | 5,740 | 5,998 | 5,869 |
| 10000 | BEACH AVE | OLEANDER AVE | RIO MAR DR | CR | 2U | D | D | 3,000 | 1768 | 2,416 | 3,408 | 408 | 1,232 | 3,484 | 2,174 | 3,408 | 3,935 | 3,670 |
| 10005 | BEACH AVE | RIO MAR DR | CAMINO | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1900 22 | BECKER RD | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 21,210 | 19,089 | 19,089 | 0 | 0 | 19,089 | 0 | 0 | 0 |
| 1900 23 | BECKER RD | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 0 | 6,593 | 5,934 | 5,934 | 0 | 0 | 5,934 | 0 | 0 | 0 |
| 1900 24 | BECKER RD | N-S ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 6,761 | 6,085 | 6,085 | 0 | 0 | 6,085 | 0 | 0 | 0 |
| 1900 21 | BECKER RD | VILLAGE PKWY | I-95 | CR | 6D | C | C | 11,500 | 2 | 35,550 | 31,995 | 20,495 | 0 | 13,356 | 31,995 | 43,493 | ######## | ######## |
| 1900 25 | BECKER RD | N-S ROAD A | RANGE LINE RD | CR | 4D | C | C | 0 | 0 | 3,332 | 2,999 | 2,999 | 0 | 0 | 2,999 | 0 | 0 | 0 |
| 1900 3 | BECKER RD | I-95 | SAVONA BLVD | CR | 4D | D | D | 8,900 | 15553 | 35,360 | 25,171 | 16,271 | -6,653 | 10,336 | 31,824 | 25,171 | 19,425 | 22,298 |
| 1910 | BECKER RD | SAVONA BLVD | PORT ST LUCIE BLVD | CR | 4D | D | D | 5,700 | 6884 | 20,266 | 17,055 | 11,355 | -1,184 | 6,620 | 18,239 | 17,055 | 16,109 | 16,582 |
| 1920 2 | BECKER RD | PORT ST LUCIE BLVD | ALBACORE ST | CR | 4D | D | D | 5,500 | 6298 | 17,752 | 15,179 | 9,679 | -798 | 6,358 | 15,977 | 15,179 | 14,883 | 15,031 |
| 1920.1 | BECKER RD | ALBACORE ST | DARWIN BLVD | CR | 4D | D | D | 5,500 | 6071 | 15,164 | 13,077 | 7,577 | -571 | 6,388 | 13,648 | 13,077 | 13,188 | 13,132 |
| 1930.12 | BECKER RD | DARWIN BLVD | ATHENA DR | CR | 4D | D | D | 11,200 | 9686 | 19,022 | 18,634 | 7,434 | 1,514 | 13,008 | 17,120 | 18,634 | 21,115 | 19,875 |
| 1930 11 | BECKER RD | ATHENA DR | FLORIDAS TURNPIKE | CR | 4D | D | D | 11,000 | 11499 | 21,917 | 19,226 | 8,226 | -499 | 12,775 | 19,725 | 19,226 | 20,127 | 19,677 |
| 1930.2 | BECKER RD | FLORIDAS TURNPIKE | SOUTHBEND BLVD | CR | 4D | D | D | 9,500 | 11220 | 15,909 | 12,598 | 3,098 | -1,720 | 11,033 | 14,318 | 12,598 | 12,932 | 12,765 |
| 1940 | BECKER RD | SOUTHBEND BLVD | GILSON RD | CR | 2U | D | D | 7,050 | 12243 | 16,797 | 9,924 | 2,874 | -5,193 | 8,188 | 15,117 | 9,924 | 9,285 | 9,605 |
| 2000 | BELL AVE | 25TH ST | SUNRISE BLVD | CR | 2U | D | D | 3,000 | 3125 | 5,023 | 4,396 | 1,396 | -125 | 3,484 | 4,521 | 4,396 | 4,630 | 4,513 |
| 2010 | BELL AVE | SUNRISE BLVD | OLEANDER AVE | CR | 2U | D | D | 3,000 | 2956 | 4,608 | 4,191 | 1,191 | 44 | 3,484 | 4,147 | 4,191 | 4,489 | 4,340 |
| 25930 | BINNEY DR | SR A1A S (SEAWAY) | SR A1A S (OCEAN) | CR | 2U | C | C | 0 | 0 | 3,112 | 2,801 | 2,801 | 0 | 0 | 2,801 | 0 | 0 | 0 |
| 22915 1 | BLANTON BLVD | TORINO PKWY | VOLUCIA DR | CR | 2U | C | C | 0 | 1226 | 1,561 | 1,405 | 1,405 | 0 | 0 | 1,405 | 0 | 0 | 0 |
| 22915 2 | BLANTON BLVD | VOLUCIA DR | EAST TORINO PKWY | CR | 2U | C | C | 0 | 2571 | 4,546 | 4,091 | 4,091 | 0 | 0 | 4,091 | 0 | 0 | 0 |

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10100 | BLUEFIELD RD | BLUEFIELD RANCH RD | OKEECHOBEE RD | CR | 2U | C | C | 0 | 0 | 47 | 42 | 42 | 0 | 0 | 42 | 0 | 0 | 0 |
| 2755 | BUCHANAN DR | MIDWAY | WEATHERBEE | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2750 | BUCHANAN DR | EASY ST | MIDWAY RD | CR | 2U | D | D | 950 | 3053 | 4,140 | 1,623 | 673 | -2,103 | 1,103 | 3,726 | 1,623 | 1,237 | 1,430 |
| 2100 | CALIFORNIA BLVD | CAMEO BLVD | DEL RIO BLVD | CR | 2U | D | D | 5,900 | 5166 | 7,967 | 7,904 | 2,004 | 734 | 6,852 | 7,170 | 7,904 | 8,735 | 8,326 |
| 2120 | CALIFORNIA BLVD | DEL RIO BLVD | CROSSTOWN PKWY | CR | 2U | D | D | 11,500 | 12816 | 17,434 | 14,375 | 2,875 | -1,316 | 13,356 | 15,691 | 14,375 | 15,018 | 14,696 |
| 2110 1 | CALIFORNIA BLVD | DEL RIO BLVD | SAVONA BLVD | CR | 2U | D | D | 11,000 | 8984 | 10,680 | 11,628 | 628 | 2,016 | 12,775 | 9,612 | 11,628 | 12,553 | 12,090 |
| 2130 2 | CALIFORNIA BLVD | HEATHERWOOD BLVD | ST LUCIE WEST BLVD | CR | 2U | U | D | 11,600 | 13591 | 15,076 | 13,472 | 1,872 | -96 | 13,472 | 13,568 | 11,577 | 12,353 | 11,965 |
| 2110 2 | CALIFORNIA BLVD | SAVONA BLVD | DEL RIO BLVD | CR | 2U | U | D | 10,000 | 9699 | 7,988 | 11,614 | 1,614 | 4,425 | 11,614 | 7,189 | 7,490 | 7,906 | 7,698 |
| 2140 | CALIFORNIA BLVD | ST LUCIE WEST BLVD | COUNTRY CLUB DR | CR | 2U | D | D | 7,000 | 9751 | 12,843 | 8,808 | 1,808 | -2,751 | 8,130 | 11,559 | 8,808 | 8,851 | 8,829 |
| 2150 | CALIFORNIA BLVD | UNIVERSITY BLVD | PEACOCK BLVD | CR | 2U | D | D | 5,600 | 5556 | 10,139 | 9,169 | 3,569 | 44 | 6,504 | 9,125 | 9,169 | 9,810 | 9,489 |
| 2130 1 | CALIFORNIA BLVD | CROSSTOWN PKWY | HEATHERWOOD BLVD | CR | 2U | D | D | 11,500 | 15141 | 16,942 | 11,607 | 107 | -3,641 | 13,356 | 15,248 | 11,607 | 12,353 | 11,980 |
| 2141 | CALIFORNIA BLVD | COUNTRY CLUB DR | UNIVERSITY BLVD | CR | 2U | C | C | 0 | 9751 | 14,604 | 13,144 | 13,144 | 0 | 0 | 13,144 | 0 | 0 | 0 |
| 2160 | CALIFORNIA BLVD | PEACOCK BLVD | TORINO PKWY | CR | 2U | D | D | 9,150 | 5501 | 10,239 | 12,864 | 3,714 | 3,649 | 10,627 | 9,215 | 12,864 | 16,350 | 14,607 |
| 24700 | CAMEO BLVD | PORT ST LUCIE BLVD | CALIFORNIA BLVD | CR | 2U | C | D | 4,600 | 5608 | 5,968 | 5,371 | 771 | 0 | 5,342 | 5,371 | 4,363 | 4,699 | 4,531 |
| 24710 | CAMEO BLVD | CALIFORNIA BLVD | CROSSTOWN PKWY | CR | 2U | C | D | 7,100 | 8107 | 8,705 | 7,835 | 735 | 0 | 8,246 | 7,835 | 6,828 | 7,319 | 7,073 |
| 10010 | CAMINO ST | PRIMA VISTA | W OF US 1 | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25100 | CAMPBELL RD | PICOS RD | ORANGE AVE | CR | 2U | D | D | 425 | 82 | 317 | 628 | 203 | 343 | 494 | 285 | 628 | 1,577 | 1,103 |
| 5300 | CANE SLOUGH RD | US 1 | LENNARD RD | CR | 4D | D | D | 9,249 | 6875 | 8,371 | 9,908 | 659 | 2,374 | 10,742 | 7,534 | 9,908 | 10,812 | 10,360 |
| 23590 | CARLTON RD | GLADES CUT-OFF RD | CARLTON RD (N) | CR | 2U | D | D | 300 | 188 | 211 | 302 | 2 | 112 | 348 | 190 | 302 | 323 | 313 |
| 23595 | CARLTON RD | CARLTON RD (S) | OKEECHOBEE RD | CR | 2U | C | D | 475 | 547 | 577 | 519 | 44 | 0 | 552 | 519 | 447 | 481 | 464 |
| 2200 11 | CASHMERE BLVD | DEL RIO BLVD | CROSSTOWN PKWY | CR | 2U | C | D | 8,400 | 10181 | 14,383 | 12,945 | 4,545 | 0 | 9,756 | 12,945 | 11,184 | 11,392 | 11,278 |
| 2200 12 | CASHMERE BLVD | CROSSTOWN PKWY | HEATHERWOOD BLVD | CR | 2U | C | D | 10,600 | 15199 | 17,182 | 15,463 | 4,863 | 0 | 12,311 | 15,463 | 10,864 | 11,503 | 11,184 |
| 2200.2 | CASHMERE BLVD | HEATHERWOOD BLVD | ST LUCIE WEST BLVD | CR | 2U | C | D | 10,600 | 9974 | 12,378 | 11,141 | 541 | 0 | 12,311 | 11,141 | 11,767 | 12,629 | 12,198 |
| 2210 | CASHMERE BLVD | ST LUCIE WEST BLVD | PEACOCK BLVD | CR | 2U | C | D | 8,750 | 6300 | 10,984 | 9,886 | 1,136 | 0 | 10,162 | 9,886 | 12,336 | 14,645 | 13,490 |
| 11300 | CASHMERE BLVD | PEACOCK BLVD | TORINO PKWY | CR | 2U | C | D | 7,400 | 8420 | 10,983 | 9,885 | 2,485 | 0 | 8,584 | 9,885 | 8,885 | 9,266 | 9,066 |
| 2300 | CITRUS AVE | 7TH ST | US 1 | CR | 2O | D | D | 950 | 258 | 476 | 1,120 | 170 | 692 | 1,103 | 428 | 1,120 | 1,683 | 1,402 |
| 2310 1 | CITRUS AVE | US 1 | 2ND ST | CR | 4U | U | D | 4,900 | 6570 | 4,670 | 5,691 | 791 | 1,488 | 5,691 | 4,203 | 2,533 | 3,344 | 2,938 |
| 2310 2 | CITRUS AVE | 2ND ST | INDIAN RIVER DR | CR | 2U | U | D | 4,100 | 6311 | 4,285 | 4,762 | 662 | 905 | 4,762 | 3,857 | 1,646 | 2,672 | 2,159 |
| 2690 | CITRUS AVE (SLC) | SAEGER AVE | MIDWAY RD | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9130 | COMMERCE CENTER DR | CROSSTOWN PKWY | ST LUCIE WEST BLVD | CR | 4D | D | C | 1,100 | 0 | 1,048 | 2,043 | 943 | 1,100 | 1,278 | 943 | 2,043 | #DIV/0! | #DIV/0! |
| 9140 | COMMERCE CENTER DR | ST LUCIE WEST BLVD | GLADES CUT-OFF RD | CR | 2U | D | D | 3,600 | 692 | 10,450 | 12,313 | 8,713 | 2,908 | 4,181 | 9,405 | 12,313 | 52,190 | 32,251 |
| 24010 | COMMUNITY BLVD | WESTCLIFFE LN | TRADITION PKWY | CR | 4D | D | D | 2,300 | 1090 | 4,415 | 5,183 | 2,883 | 1,210 | 2,671 | 3,973 | 5,183 | 8,943 | 7,053 |
| 24000 | COMMUNITY BLVD | TRADITION PKWY | DISCOVERY WAY | CR | 2D | C | C | 0 | 909 | 7,937 | 7,143 | 7,143 | 0 | 0 | 7,143 | 0 | 0 | 0 |
| 24001 | COMMUNITY BLVD | DISCOVERY WAY | OPEN VIEW (WEST) | CR | 4D | C | C | 0 | 0 | 15,050 | 13,545 | 13,545 | 0 | 0 | 13,545 | 0 | 0 | 0 |
| 24002 | COMMUNITY BLVD | OPEN VIEW (WEST) | PAAR (WEST) | CR | 4D | C | C | 0 | 0 | 5,066 | 4,559 | 4,559 | 0 | 0 | 4,559 | 0 | 0 | 0 |
| 24003 | COMMUNITY BLVD | PAAR (WEST) | BECKER RD | CR | 4D | C | C | 0 | 0 | 4,001 | 3,600 | 3,600 | 0 | 0 | 3,600 | 0 | 0 | 0 |
| 9800 | CORTEZ BLVD | 35TH ST | 25TH ST | CR | 2U | D | D | 1,800 | 1099 | 3,729 | 4,057 | 2,257 | 701 | 2,091 | 3,356 | 4,057 | 5,862 | 4,960 |
| 9810 | CORTEZ BLVD | 25TH ST | SUNRISE BLVD | CR | 2U | D | D | 2,400 | 436 | 846 | 2,725 | 325 | 1,964 | 2,787 | 761 | 2,725 | 4,471 | 3,598 |
| 9960 | COUNTRY CLUB DR | ST LUCIE WEST BLVD | CALIFORNIA BLVD | CR | 4D | D | C | 6,000 | 0 | 1,761 | 7,585 | 1,585 | 6,000 | 6,968 | 1,585 | 7,585 | #DIV/0! | #DIV/0! |
| 25300 | CROSSROADS PKWY | OKEECHOBEE RD | KINGS HWY | CR | 2U | C | C | 550 | 0 | 3,255 | 2,930 | 2,380 | 0 | 639 | 2,930 | 3,480 | #DIV/0! | #DIV/0! |
| 25961 | CROSSTOWN PKWY | RANGE LINE RD | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 7,263 | 6,537 | 6,537 | 0 | 0 | 6,537 | 0 | 0 | 0 |
| 25962 | CROSSTOWN PKWY | N-S ROAD A | VILLAGE PKWY | CR | 4D | C | C | 0 | 0 | 21,839 | 19,475 | 19,475 | 0 | 0 | 19,475 | 0 | 0 | 0 |
| 25960 | CROSSTOWN PKWY | VILLAGE PKWY | COMMERCE CTR DR | CR | 4D | D | D | 5,400 | 4131 | 34,904 | 32,682 | 27,282 | 1,269 | 6,272 | 31,413 | 32,682 | 43,801 | 38,242 |
| 10270 1 | CROSSTOWN PKWY | COMMERCE CTR DR | I-95 | CR | 6D | D | D | 5,100 | 4712 | 38,318 | 34,874 | 29,774 | 388 | 5,923 | 34,486 | 34,874 | 39,814 | 37,344 |
| 10270 2 | CROSSTOWN PKWY | I-95 | CALIFORNIA BLVD | CR | 6D | D | D | 13,000 | 21634 | 47,593 | 34,199 | 21,199 | -6,634 | 15,098 | 42,833 | 34,199 | 27,455 | 30,827 |
| 10280 | CROSSTOWN PKWY | CALIFORNIA BLVD | CASHMERE BLVD | CR | 6D | D | D | 14,000 | 20153 | 37,110 | 27,246 | 13,246 | -6,153 | 16,260 | 33,399 | 27,246 | 24,749 | 25,997 |
| 10290 1 | CROSSTOWN PKWY | CASHMERE BLVD | CAMEO BLVD | CR | 6D | D | D | 16,500 | 25327 | 42,759 | 28,656 | 12,156 | -9,827 | 19,193 | 38,483 | 28,656 | 25,727 | 27,191 |
| 10290 2 | CROSSTOWN PKWY | CAMEO BLVD | BAYSHORE BLVD | CR | 6D | D | D | 20,000 | 28234 | 46,623 | 33,727 | 13,727 | -8,234 | 23,228 | 41,961 | 33,727 | 31,705 | 32,716 |
| 10300 | CROSSTOWN PKWY | BAYSHORE BLVD | AIROSO BLVD | CR | 6D | D | D | 12,500 | 9813 | 29,589 | 29,299 | 16,799 | 2,687 | 14,518 | 26,612 | 29,299 | 36,158 | 32,729 |
| 10310 1 | CROSSTOWN PKWY | AIROSO BLVD | SANDIA DR | CR | 6D | D | D | 5,950 | 7082 | 26,886 | 23,065 | 17,115 | -1,132 | 6,910 | 24,197 | 23,065 | 21,685 | 22,375 |
| 10310 2 | CROSSTOWN PKWY | SANDIA DR | MANTH LN | CR | 6D | D | D | 5,567 | 7082 | 26,886 | 22,682 | 17,115 | -1,515 | 6,466 | 24,197 | 22,682 | 20,289 | 21,486 |
| 10310 3 | CROSSTOWN PKWY | MANTH LN | FLORESTA DR | CR | 6D | D | D | 4,350 | 4291 | 25,395 | 22,915 | 18,565 | 59 | 5,052 | 22,856 | 22,915 | 24,714 | 23,814 |
| 10315 | CROSSTOWN PKWY | FLORESTA DR | CORAL REEF ST | CR | 6D | C | C | 0 | 0 | 40,083 | 36,074 | 36,074 | 0 | 0 | 36,074 | 0 | 0 | 0 |
| 10320 | CROSSTOWN PKWY | CORAL REEF ST | US 1 | CR | 6D | C | C | 0 | 0 | 40,293 | 36,264 | 36,264 | 0 | 0 | 36,264 | 0 | 0 | 0 |
| 3155 | CURTIS ST | FLORESTA DR | PRIMA VISTA BLVD | CR | 2U | C | C | 0 | 2252 | 3,813 | 3,432 | 3,432 | 0 | 0 | 3,432 | 0 | 0 | 0 |
| 2400 | DARWIN BLVD | BECKER RD | PAAR DR | CR | 2U | D | D | 5,000 | 6264 | 8,537 | 6,419 | 1,419 | -1,264 | 5,807 | 7,683 | 6,419 | 6,541 | 6,480 |
| 2410 1 | DARWIN BLVD | PAAR DR | TULIP BLVD | CR | 2U | D | D | 8,250 | 7187 | 9,481 | 9,596 | 1,346 | 1,063 | 9,582 | 8,533 | 9,596 | 10,448 | 10,022 |
| 2410 2 | DARWIN BLVD | TULIP BLVD | PORT ST LUCIE BLVD | CR | 2U | D | D | 11,500 | 8317 | 10,806 | 12,908 | 1,408 | 3,183 | 13,356 | 9,725 | 12,908 | 14,344 | 13,626 |
| 2500 | DEL RIO BLVD | PORT ST LUCIE BLVD | CALIFORNIA BLVD | CR | 2U | U | D | 11,100 | 12351 | 12,067 | 12,892 | 1,792 | 2,031 | 12,892 | 10,860 | 9,609 | 10,411 | 10,010 |
| 25925 | DEL RIO BLVD | CALIFORNIA BLVD | MACKENZIE ST | CR | 2U | C | C | 0 | 130 | 3,171 | 2,854 | 2,854 | 0 | 0 | 2,854 | 0 | 0 | 0 |
| 2510 | DEL RIO BLVD | CALIFORNIA BLVD | CASHMERE BLVD | CR | 2U | U | D | 8,400 | 8883 | 9,741 | 9,756 | 1,356 | 989 | 9,756 | 8,767 | 8,284 | 8,843 | 8,564 |
| 2520 | DEL RIO BLVD | CASHMERE BLVD | CALIFORNIA BLVD | CR | 2U | C | C | 0 | 4717 | 8,929 | 8,036 | 8,036 | 0 | 0 | 8,036 | 0 | 0 | 0 |
| 2600 | DELAWARE AVE | HARTMAN RD | 33RD ST | CR | 2U | D | D | 2,300 | 580 | 1,015 | 2,634 | 334 | 1,720 | 2,671 | 914 | 2,634 | 3,864 | 3,249 |
| 2610 | DELAWARE AVE | 33RD ST | 25TH ST | CR | 4U | D | D | 5,500 | 4299 | 5,201 | 5,882 | 382 | 1,201 | 6,388 | 4,681 | 5,882 | 6,388 | 6,135 |
| 2620 | DELAWARE AVE | 25TH ST | OKEECHOBEE RD | CR | 4U | U | D | 2,600 | 2799 | 1,390 | 3,020 | 420 | 1,769 | 3,020 | 1,251 | 1,052 | 1,240 | 1,145 |
| 2630 | DELAWARE AVE | OKEECHOBEE RD | 13TH ST | CR | 2D | U | D | 11,000 | 4842 | 5,170 | 12,775 | 1,775 | 8,123 | 12,775 | 4,653 | 10,811 | 11,275 | 11,043 |
| 2640 1 | DELAWARE AVE | 13TH ST | 10TH ST | CR | 2U | D | D | 9,750 | 2820 | 4,127 | 10,644 | 894 | 6,930 | 11,324 | 3,714 | 10,644 | 13,698 | 12,171 |
| 2640 2 | DELAWARE AVE | 10TH ST | 7TH ST | CR | 2U | D | D | 8,500 | 1299 | 1,654 | 8,690 | 190 | 7,201 | 9,872 | 1,489 | 8,690 | 10,390 | 9,540 |
| 2650 | DELAWARE AVE | 7TH ST | US 1 | CR | 2U | D | D | 6,800 | 1136 | 1,204 | 6,829 | 29 | 5,664 | 7,898 | 1,165 | 6,829 | 7,436 | 7,132 |
| 25905 | DISCOVERY WAY | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 187 | 20,228 | 18,205 | 18,205 | 0 | 0 | 18,205 | 0 | 0 | 0 |
| 25906 | DISCOVERY WAY | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 272 | 1,240 | 1,116 | 1,116 | 0 | 0 | 1,116 | 0 | 0 | 0 |
| 25907 | DISCOVERY WAY | N-S ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 272 | 380 | 342 | 342 | 0 | 0 | 342 | 0 | 0 | 0 |
| 25908 | DISCOVERY WAY | N-S ROAD A | RANGE LINE RD | CR | 4D | C | C | 0 | 272 | 2,355 | 2,120 | 2,120 | 0 | 0 | 2,120 | 0 | 0 | 0 |
| 22910 2 | EAST TORINO PKWY | CASHMERE BLVD | BLANTON BLVD | CR | 2U | D | D | 2,200 | 6394 | 7,520 | 2,574 | 374 | -4,194 | 2,555 | 6,768 | 2,574 | 2,484 | 2,529 |
| 22910 3 | EAST TORINO PKWY | BLANTON BLVD | TORINO PKWY | CR | 2U | D | D | 2,200 | 9021 | 12,684 | 4,595 | 2,395 | -6,821 | 2,555 | 11,416 | 4,595 | 2,970 | 3,782 |
| 22920 | EAST TORINO PKWY | TORINO PKWY | MIDWAY RD | CR | 2U | D | D | 2,200 | 11858 | 17,533 | 6,122 | 3,922 | -9,658 | 2,555 | 15,780 | 6,122 | 3,123 | 4,622 |
| 2700 1 | EASY ST | US 1 | BUCHANAN DR | CR | 2U | U | D | 4,670 | 5035 | 5,043 | 5,424 | 754 | 885 | 5,424 | 4,539 | 4,174 | 4,490 | 4,332 |
| 2700 2 | EASY ST | BUCHANAN DR | YUCCA DR | CR | 2U | D | D | 4,900 | 701 | 1,446 | 5,500 | 600 | 4,199 | 5,691 | 1,301 | 5,500 | 9,703 | 7,602 |
| 2800 1 | EDWARDS RD | JENKINS RD | MCNEIL RD | CR | 2U | D | D | 10,200 | 6267 | 12,300 | 15,003 | 4,803 | 3,933 | 11,846 | 11,070 | 15,003 | 19,218 | 17,110 |
| 2800 2 | EDWARDS RD | MCNEIL RD | SELVITZ RD | CR | 2U | D | D | 10,350 | 9566 | 15,990 | 15,175 | 4,825 | 784 | 12,020 | 14,391 | 15,175 | 16,608 | 15,892 |
| 2810 | EDWARDS RD | SELVITZ RD | 25TH ST | CR | 2U | D | D | 10,100 | 7562 | 12,782 | 14,042 | 3,942 | 2,538 | 11,730 | 11,504 | 14,042 | 16,390 | 15,216 |
| 2820 | EDWARDS RD | 25TH ST | SUNRISE BLVD | CR | 4D | D | D | 14,100 | 7127 | 15,617 | 21,028 | 6,928 | 6,973 | 16,376 | 14,055 | 21,028 | 29,661 | 25,344 |
| 2830 | EDWARDS RD | SUNRISE BLVD | OLEANDER AVE | CR | 4D | D | D | 11,900 | 6269 | 10,280 | 14,883 | 2,983 | 5,831 | 13,821 | 9,252 | 14,883 | 18,733 | 16,808 |
| 2840 | EDWARDS RD | OLEANDER AVE | US 1 | CR | 4D | D | D | 8,950 | 3078 | 5,322 | 10,662 | 1,712 | 5,872 | 10,395 | 4,790 | 10,662 | 14,857 | 12,759 |
| 2900 2 | EMERSON AVE | INDIRO RD | RUSSOS RD | SR | 2U | F | F | 4,600 | 5554 | 8,439 | 6,675 | 2,075 | -920 | 5,342 | 7,595 | 6,641 | 6,710 | 6,675 |
| 2900 3 | EMERSON AVE | RUSSOS RD | FT PIERCE BLVD | SR | 2U | F | F | 4,600 | 6029 | 10,795 | 6,096 | 3,496 | -1,619 | 5,342 | 9,715 | 8,286 | 7,907 | 8,096 |
| 2910 | EMERSON AVE | FT PIERCE BLVD | NORTH BLVD | SR | 2U | C | C | 0 | 6020 | 10,915 | 9,824 | 9,824 | 0 | 0 | 9,824 | 0 | 0 | 0 |
| 9122 | E-W ROAD 2 | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 10,037 | 9,033 | 9,033 | 0 | 0 | 9,033 | 0 | 0 | 0 |
| 9124 | E-W ROAD 2 | N-S- ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 7,202 | 6,482 | 6,482 | 0 | 0 | 6,482 | 0 | 0 | 0 |
| 9123 | E-W ROAD 2 | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 0 | 10,145 | 9,131 | 9,131 | 0 | 0 | 9,131 | 0 | 0 | 0 |
| 25008 | E-W ROAD 6 | SHINN RD | MCCARTY RD | CR | 4D | C | C | 0 | 0 | 95 | 86 | 86 | 0 | 0 | 86 | 0 | 0 | 0 |
| 25009 | E-W ROAD 6 | MCCARTY RD | GLADES CUT-OFF RD | CR | 4D | C | C | 0 | 0 | 183 | 165 | 165 | 0 | 0 | 165 | 0 | 0 | 0 |
| 3000 | FARMERS MARKET RD | OLEANDER AVE | US 1 | CR | 2U | C | D | 1,950 | 2288 | 2,467 | 2,220 | 270 | 0 | 2,265 | 2,220 | 1,882 | 2,018 | 1,950 |
| 25955 | FFA RD | ORANGE AVE | ANGLE RD | CR | 2U | C | C | 200 | 0 | 1,314 | 1,183 | 983 | 0 | 232 | 1,183 | 1,383 | #DIV/0! | #DIV/0! |
| 3100 | FLORESTA DR | OAKLYN ST | PORT ST LUCIE BLVD | CR | 2U | D | D | 11,300 | 13967 | 16,487 | 12,172 | 872 | -2,667 | 13,124 | 14,839 | 12,172 | 12,805 | 12,489 |
| 3110 2 | FLORESTA DR | PORT ST LUCIE BLVD | THORNHILL DR | CR | 2U | U | D | 14,600 | 13647 | 11,080 | 16,956 | 2,356 | 7,003 | 16,956 | 9,954 | 10,907 | 11,359 | 11,133 |
| 3110 1 | FLORESTA DR | THORNHILL DR | CROSSTOWN PKWY | CR | 2U | D | D | 14,700 | 9347 | 11,934 | 16,094 | 1,394 | 5,353 | 17,073 | 10,741 | 16,094 | 18,018 | 17,056 |
| 3130 | FLORESTA DR | CROSSTOWN PKWY | PRIMA VISTA BLVD | CR | 2U | D | D | 11,850 | 7740 | 14,937 | 17,553 | 5,703 | 4,110 | 13,763 | 13,443 | 17,553 | 21,953 | 19,753 |
| 3140 | FLORESTA DR | PRIMA VISTA BLVD | AIROSO BLVD | CR | 2U | U | D | 9,600 | 10255 | 10,914 | 11,149 | 1,549 | 1,327 | 11,149 | 9,823 | 9,166 | 9,809 | 9,488 |
| 3150 2 | FLORESTA DR | AIROSO BLVD | SELVITZ RD | CR | 2U | D | D | 3,500 | 4224 | 5,844 | 4,536 | 1,036 | -724 | 4,065 | 5,260 | 4,536 | 4,649 | 4,592 |
| 3150 1 | FLORESTA DR | SELVITZ RD | BAYSHORE BLVD | CR | 2U | D | D | 3,829 | 3399 | 5,300 | 5,200 | 1,371 | 430 | 4,447 | 4,770 | 5,200 | 5,732 | 5,466 |
| 3200 1 | FLORIDA'S TURNPIKE | MARTIN C L | BECKER RD | SR | 4F | F | F | 38,817 | 41700 | 50,989 | 44,286 | 5,469 | -1,604 | 45,082 | 45,890 | 43,007 | 45,565 | 44,286 |
| 3200 | FLORIDA'S TURNPIKE | BECKER RD | PORT ST LUCIE BLVD | SR | 4F | F | F | 38,817 | 37859 | 46,433 | 44,226 | 5,409 | 2,436 | 45,082 | 41,790 | 42,748 | 45,704 | 44,226 |
| 3210 1 | FLORIDA'S TURNPIKE | PORT ST LUCIE BLVD | MIDWAY RD | SR | 4F | F | #N/A | 32,300 | 36,003 | 39,805 | 33,202 | 902 | -2,622 | 37,513 | 35,825 | 32,122 | 34,283 | 33,202 |
| 3210 2 | FLORIDA'S TURNPIKE | MIDWAY RD | OKEECHOBEE RD | SR | 4F | F | #N/A | 32,300 | 36,003 | 39,805 | 33,202 | 902 | -2,622 | 37,513 | 35,825 | 32,122 | 34,283 | 33,202 |
| 3220 1 | FLORIDA'S TURNPIKE | OKEECHOBEE RD | AIRPORT CONNECTOR | SR | 4F | C | #N/A | 26,400 | 29,515 | 11,265 | 10,139 | -16,261 | 0 | 30,661 | 10,139 | 7,024 | 9,673 | 8,349 |
| 3220 2 | FLORIDA'S TURNPIKE | AIRPORT CONNECTOR | INDIAN RIVER C L | SR | 4F | F | #N/A | 26,400 | 29,515 | 34,987 | 29,208 | 2,808 | -2,280 | 30,661 | 31,488 | 28,373 | 30,043 | 29,208 |
| 24100 | FT PIERCE BLVD | INDIRO RD | EMERSON AVE | CR | 2U | D | C | 2,805 | 0 | 2,432 | 4,994 | 2,189 | 2,805 | 3,258 | 2,189 | 4,994 | #DIV/0! | #DIV/0! |
| 25500 | GARDENIA AVE | OLEANDER AVE | US 1 | CR | 2U | D | D | 2,400 | 1050 | 1,419 | 2,627 | 227 | 1,350 | 2,787 | 1,277 | 2,627 | 3,114 | 2,870 |
| 3290 2 | GATLIN BLVD | W OF I-95 | E OF I-95 | CR | 6D | C | D | 32,500 | 15615 | 55,177 | 49,659 | 17,159 | 0 | 37,746 | 49,659 | 66,544 | 110,248 | 88,396 |
| 3301 | GATLIN BLVD | E OF I-95 | SAVAGE BLVD | CR | 6D | C | D | 32,500 | 20481 | 52,218 | 46,996 | 14,496 | 0 | 37,746 | 46,996 | 59,015 | 79,546 | 69,281 |
| 3302 | GATLIN BLVD | SAVAGE BLVD | ROSSER BLVD | CR | 6D | C | D | 32,500 | 21202 | 47,282 | 42,554 | 10,054 | 0 | 37,746 | 42,554 | 53,852 | 69,578 | 61,715 |
| 3310 | GATLIN BLVD | ROSSER BLVD | SAVONA BLVD | CR | 6D | C | D | 32,500 | 23203 | 44,150 | 39,735 | 7,235 | 0 | 37,746 | 39,735 | 49,032 | 59,366 | 54,199 |
| 3320 | GATLIN BLVD | SAVONA BLVD | PORT ST LUCIE BLVD | CR | 6D | C | D | 32,500 | 17698 | 38,310 | 34,479 | 1,979 | 0 | 37,746 | 34,479 | 49,281 | 67,537 | 58,409 |
| 3500 | GEORGIA AVE | 27TH ST | 25TH ST | CR | 2U | C | C | 0 | 0 | 3,279 | 2,951 | 2,951 | 0 | 0 | 2,951 | 0 | 0 | 0 |
| 3510 | GEORGIA AVE | 25TH ST | OKEECHOBEE RD | CR | 2U | D | C | 3,900 | 0 | 2,468 | 6,121 | 2,221 | 3,900 | 4,529 | 2,221 | 6,121 | #DIV/0! | #DIV/0! |
| 3520 1 | GEORGIA AVE | OKEECHOBEE RD | 17TH ST | CR | 2U | D | D | 3,900 | 1655 | 3,086 | 5,022 | 1,122 | 2,245 | 4,529 | 2,777 | 5,022 | 6,980 | 6,001 |
| 3520 2 | GEORGIA AVE | 17TH ST | 13TH ST | CR | 2U | D | D | 4,600 | 1307 | 3,842 | 6,750 | 2,150 | 3,293 | 5,342 | 3,457 | 6,750 | 12,979 | 9,865 |
| 3530 | GEORGIA AVE | 13TH ST | 7TH ST | CR | 2U | D | D | 2,100 | 1540 | 2,071 | 2,424 | 324 | 560 | 2,439 | 1,864 | 2,424 | 2,711 | 2,568 |
| 3540 | GEORGIA AVE | 7TH ST | US 1 | CR | 2U | U | D | 2,000 | 3956 | 1,832 | 2,323 | 323 | 674 | 2,323 | 1,649 | -307 | 889 | 291 |
| 25940 | GEORGIA AVE | US 1 | 3RD ST | CR | 2U | C | C | 0 | 333 | 531 | 478 | 478 | 0 | 0 | 478 | 0 | 0 | 0 |
| 3600 | GILSON RD | MARTIN C L | BECKER RD | CR | 2U | D | D | 9,050 | 12986 | 16,687 | 11,082 | 2,032 | -3,936 | 10,511 | 15,018 | 11,082 | 11,184 | 11,123 |

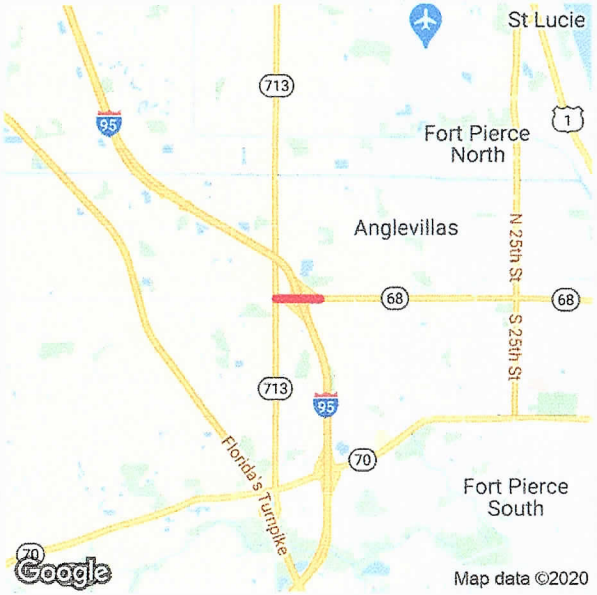
| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3610 | GILSON RD | BECKER RD | LAKERIDGE DR | CR | 2U | C | C | 0 | 2709 | 3,630 | 3,267 | 3,267 | 0 | 0 | 3,267 | 0 | 0 | 0 |
| 3700 | GLADES CUT-OFF RD | CARLTON RD | RANGE LINE RD | CR | 2U | D | D | 3,800 | 660 | 984 | 4,026 | 226 | 3,140 | 4,413 | 886 | 4,026 | 5,439 | 4,732 |
| 23565 | GLADES CUT-OFF RD | RANGE LINE RD | RESERVE BLVD | CR | 2U | D | D | 1,800 | 1785 | 11,769 | 10,607 | 8,807 | 15 | 2,091 | 10,592 | 10,607 | 11,393 | 11 000 |
| 23570 | GLADES CUT-OFF RD | RESERVE BLVD | COMMERCE CTR DR | CR | 2U | D | D | 3,050 | 2194 | 12 650 | 12,241 | 9,191 | 856 | 3,542 | 11,385 | 12,241 | 16,882 | 14 552 |
| 3720 | GLADES CUT-OFF RD | COMMERCE CTR DR | MIDWAY RD | CR | 2U | D | D | 2,475 | 2567 | 13,436 | 11,980 | 9,505 | -112 | 2,874 | 12,092 | 11,980 | 12,340 | 12 160 |
| 3730 1 | GLADES CUT-OFF RD | MIDWAY RD | JENKINS RD | CR | 2U | D | D | 5,800 | 4473 | 9,373 | 9,863 | 3,963 | 1,427 | 6,852 | 8,436 | 9,863 | 11,869 | 10 866 |
| 3730 2 | GLADES CUT-OFF RD | JENKINS RD | SELVITZ RD | CR | 2U | D | D | 3,800 | 4346 | 8,619 | 7,211 | 3,411 | -546 | 4,413 | 7,757 | 7,211 | 7,235 | 7 223 |
| 25400 | GRAHAM RD | KINGS HWY | JENKINS RD | CR | 2U | D | D | 2,800 | 2779 | 5,969 | 5,393 | 2,593 | 21 | 3,252 | 5,372 | 5,393 | 5,773 | 5 583 |
| 11205 | GRAND DR | LENNARD RD | WALTON RD | CR | 2U | C | #N/A | 0 | 0 | 1,822 | 1,640 | 1,640 | 0 | 0 | 1,640 | 0 | 0 | 0 |
| 3800 1 | GREEN RIVER PKWY | MARTIN C L | CHARLESTON DR | CR | 2U | D | D | 2,300 | 8578 | 12,838 | 5,276 | 2,976 | -6,278 | 2,671 | 11,554 | 5,276 | 3,305 | 4,290 |
| 3800 2 | GREEN RIVER PKWY | CHARLESTON DR | MELALEUCA BLVD | CR | 2U | D | D | 2,300 | 6878 | 10,526 | 5,727 | 3,427 | -4,378 | 2,671 | 10,105 | 5,727 | 3,480 | 4,604 |
| 3800 3 | GREEN RIVER PKWY | MELALEUCA BLVD | WALTON RD | CR | 2U | D | D | 2,300 | 3906 | 7,222 | 5,327 | 3,027 | -1,606 | 2,671 | 6,933 | 5,327 | 4,083 | 4 705 |
| 3900 1 | HARTMAN RD | OKEECHOBEE RD | PETERSON RD | CR | 2U | D | D | 4,700 | 4625 | 6,504 | 6,319 | 1,619 | 75 | 5,459 | 6,244 | 6,319 | 6,345 | 6,332 |
| 3900.2 | HARTMAN RD | PETERSON RD | DELAWARE AVE | CR | 2U | D | D | 4,600 | 4614 | 7,604 | 7,286 | 2,686 | -14 | 5,342 | 7,300 | 7,286 | 7,278 | 7,282 |
| 3910 | HARTMAN RD | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 4,600 | 4683 | 7,755 | 7,362 | 2,762 | -83 | 5,342 | 7,445 | 7,362 | 7,313 | 7 337 |
| 4010 | HEADER CANAL RD | OKEECHOBEE RD | ORANGE AVE | CR | 2U | D | D | 1,632 | 94 | 213 | 1,742 | 110 | 1,538 | 1,895 | 204 | 1,742 | 3,550 | 2,646 |
| 25975 | HEATHERWOOD BLVD | CALIFORNIA BLVD | CASHMERE BLVD | CR | 2D | D | D | 2,500 | 5332 | 7,204 | 4,084 | 1,584 | -2,832 | 2,904 | 6,916 | 4,084 | 3,242 | 3,663 |
| 24800 | HILLMOOR DR | US 1 | LENNARD RD | CR | 2U | D | D | 3,800 | 2796 | 4,384 | 5,213 | 1,413 | 1,004 | 4,413 | 4,209 | 5,213 | 5,720 | 5,466 |
| 4300 | I-95 | MARTIN C L | GATLIN BLVD | SR | 8F | F | F | 63,000 | 53483 | 94,601 | 100,817 | 37,817 | 15,677 | 73,168 | 85,141 | 94,658 | 106,977 | 100,817 |
| 4310 1 | I-95 | GATLIN BLVD | CROSSTOWN PKWY | SR | 6F | F | F | 63,000 | 66172 | 125,400 | 112,151 | 49,151 | -709 | 73,168 | 112,860 | 109,688 | 114,613 | 112,151 |
| 4310 2 | I-95 | CROSSTOWN PKWY | ST LUCIE WEST BLVD | SR | 8F | F | F | 63,000 | 66619 | 136,300 | 121,395 | 58,395 | -1,275 | 73,168 | 122,670 | 119,051 | 123,740 | 121,395 |
| 4320 | I-95 | ST LUCIE WEST BLVD | MIDWAY RD | SR | 6F | F | F | 56,500 | 60115 | 110,100 | 97,407 | 40,907 | -1,683 | 65,619 | 99,090 | 95,475 | 99,340 | 97,407 |
| 4330 | I-95 | MIDWAY RD | OKEECHOBEE RD | SR | 8F | F | F | 68,500 | 57376 | 106 600 | 114,620 | 46,120 | 18,680 | 79,556 | 95,940 | 107,064 | 122,177 | 114,620 |
| 4340 | I-95 | OKEECHOBEE RD | ORANGE AVE | SR | 8F | F | F | 46,258 | 53204 | 101,500 | 84,561 | 38,303 | -6,789 | 53,724 | 91,350 | 84,404 | 84,719 | 84,561 |
| 4350 1 | I-95 | ORANGE AVE | AIRPORT CONNECTOR | SR | 8F | C | #N/A | 35,000 | 43,731 | 86,302 | 77,672 | 42,672 | 0 | 40,649 | 77,672 | 68,941 | 66,309 | 67,625 |
| 4350 2 | I-95 | AIRPORT CONNECTOR | INDRIO RD | SR | 8F | F | #N/A | 35,000 | 43,731 | 66,336 | 50,970 | 15,970 | -8,733 | 40,649 | 59,702 | 50,971 | 50,968 | 50,970 |
| 4360 | I-95 | INDRIO RD | INDIAN RIVER C L | SR | 6F | F | F | 32,500 | 37629 | 54,409 | 44,476 | 11,976 | -4,492 | 37 746 | 48,968 | 43,839 | 45,113 | 44,476 |
| 25920 | IMPORT DR | GATLIN BLVD | SAVAGE BLVD | CR | 2U | U | C | 1,800 | 0 | 9,019 | 2,091 | 291 | -6,026 | 2,091 | 8,117 | 9,917 | #DIV/0! | #DIV/0! |
| 4100 | INDIAN RIVER DR | MARTIN C L | WALTON RD | CR | 2U | D | D | 5,400 | 6834 | 11,043 | 8,505 | 3,105 | -1,434 | 6,272 | 9,939 | 8,505 | 8,377 | 8,441 |
| 4110 | INDIAN RIVER DR | WALTON RD | MIDWAY RD | CR | 2U | D | D | 3,800 | 5313 | 7,698 | 5,415 | 1,615 | -1,513 | 4 413 | 6,928 | 5,415 | 5,286 | 5,350 |
| 4120 | INDIAN RIVER DR | MIDWAY RD | SAVANNAH RD | CR | 2U | D | D | 4,250 | 5048 | 8,211 | 6,591 | 2,341 | -798 | 4,936 | 7,389 | 6,591 | 6,636 | 6,614 |
| 4130 | INDIAN RIVER DR | SAVANNAH RD | CITRUS AVE | CR | 2U | D | D | 3,950 | 4493 | 7,790 | 6,468 | 2,518 | -543 | 4,588 | 7,011 | 6,468 | 6,574 | 6,521 |
| 4140 | INDIAN RIVER DR | CITRUS AVE | ORANGE AVE | CR | 2U | C | D | 5,400 | 10132 | 10,599 | 9,539 | 4,139 | 0 | 6,272 | 9,539 | 4,807 | 5,423 | 5,115 |
| 4150 | INDIAN RIVER DR | ORANGE AVE | AVENUE A | CR | 2U | C | D | 5,300 | 11329 | 11,321 | 10,189 | 4,889 | 0 | 6,155 | 10,189 | 4,160 | 5,084 | 4,622 |
| 4160 2 | INDIAN RIVER DR | AVENUE A | AVENUE D | CR | 2U | C | D | 5,650 | 11487 | 11,915 | 10,724 | 5,074 | 0 | 6,562 | 10,724 | 4,887 | 5,626 | 5,256 |
| 4160 1 | INDIAN RIVER DR | AVENUE D | SEAWAY DR | CR | 2U | D | D | 6,000 | 11487 | 13,383 | 6,558 | 558 | -5,487 | 6,968 | 12,045 | 6,558 | 6,711 | 6,634 |
| 4200 1 | INDRIO RD | PRIVATE RD | I-95 W RAMPS | CR | 2U | D | D | 1,650 | 268 | 5,482 | 6,316 | 4,666 | 1,382 | 1,916 | 4 934 | 6,316 | 32,401 | 19,358 |
| 4200.2 | INDRIO RD | I-95 W RAMP | I-95 E RAMP | SR | 4D | F | F | 6,175 | 6044 | 7,600 | 7,212 | 1,037 | 373 | 7,172 | 6,840 | 6,971 | 7,454 | 7,212 |
| 42'0 1 | INDRIO RD | I-95 E RAMP | KOBLEGARD RD | SR | 4D | F | F | 10,700 | 12361 | 24,601 | 20,462 | 9,762 | -1,679 | 12,427 | 22,141 | 20,480 | 20,443 | 20,462 |
| 4210 2 | INDRIO RD | KOBLEGARD RD | JOHNSTON RD | SR | 4D | F | F | 10,700 | 12370 | 21,092 | 17,413 | 6,713 | -1,569 | 12,427 | 18,982 | 17,312 | 17,514 | 17,413 |
| 4220 | INDRIO RD | JOHNSTON RD | EMERSON AVE | SR | 4D | F | F | 10,700 | 6111 | 9,196 | 14,161 | 3,461 | 5,885 | 12,427 | 8,276 | 12,865 | 15 457 | 14,161 |
| 4225 | INDRIO RD | EMERSON AVE | SEMINOLE RD | SR | 2U | C | F | 5,466 | 8344 | 9,487 | 8,538 | 3,072 | 0 | 6 348 | 8,538 | 5,660 | 5,966 | 5 813 |
| 4230 | INDRIO RD | SEMINOLE RD | KINGS HWY | SR | 2U | U | F | 10,600 | 9251 | 9,786 | 12,311 | 1,711 | 3,503 | 12,311 | 8,807 | 10 156 | 10 764 | 10 460 |
| 4240 | INDRIO RD | KINGS HWY | SLASH PINE TRL | CR | 2U | D | D | 5,500 | 2487 | 4,566 | 7,123 | 1,623 | 3,013 | 6,388 | 4,110 | 7,123 | 9,694 | 8,408 |
| 4245 | INDRIO RD | SLASH PINE TRL | US 1 | CR | 2U | D | D | 5,500 | 4731 | 8,758 | 8,651 | 3,151 | 769 | 6,388 | 7,882 | 8,651 | 9,774 | 9,213 |
| 4250 | INDRIO RD | US 1 | OLD DIXIE HWY | CR | 2U | D | C | 1,100 | 0 | 289 | 1,360 | 260 | 1,100 | 1,278 | 260 | 1,360 | #DIV/0! | #DIV/0! |
| 4401 | JENKINS RD | EDWARDS RD | ALTMAN RD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4403 | JENKINS RD | WALMART N ACCESS RD | GLADES CUTOFF RD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4405 | JENKINS RD | POST OFFICE RD | MIDWAY RD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4400 | JENKINS RD | EDWARDS RD | OKEECHOBEE RD | CR | 2U | D | D | 4,400 | 6390 | 12,360 | 9,134 | 4,734 | -1,990 | 5,110 | 11,124 | 9,134 | 8,170 | 8,652 |
| 4410 1 | JENKINS RD | OKEECHOBEE RD | GRAHAM RD | CR | 2U | D | D | 7,100 | 3791 | 7,270 | 9,852 | 2,752 | 3,309 | 8,246 | 6,543 | 9,852 | 13 072 | 11 462 |
| 4410 2 | JENKINS RD | GRAHAM RD | PETERSON RD | CR | 2U | D | D | 7 100 | 1586 | 2,441 | 7,711 | 611 | 5,514 | 8,246 | 2,197 | 7,711 | 10,490 | 9,101 |
| 4410 3 | JENKINS RD | PETERSON RD | ORANGE AVE | CR | 2U | D | D | 7,100 | 1533 | 2,268 | 7,608 | 508 | 5,567 | 8,246 | 2,041 | 7,608 | 10,084 | 8 846 |
| 4410 4 | JENKINS RD | ORANGE AVE | LOOP RD | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10200 | JENNINGS RD | US 1 | LENNARD RD | CR | 4D | D | D | 4 500 | 5310 | 8 302 | 6,681 | 2 161 | -810 | 5,226 | 7,471 | 6,661 | 6,754 | 6 708 |
| 4500 | JOHNSTON RD | ANGLE RD | L20 | CR | 2U | D | D | 1,700 | 1460 | 2,073 | 2,106 | 406 | 240 | 1,974 | 1,866 | 2,106 | 2,317 | 2,211 |
| 4510 1 | JOHNSTON RD | L20 | MEADOWOOD DR | CR | 2U | D | D | 1,700 | 1460 | 2,073 | 2,106 | 406 | 240 | 1,974 | 1,866 | 2,106 | 2,317 | 2,211 |
| 4520 | JOHNSTON RD | INDIRO RD | RUSSOS RD | CR | 2U | D | D | 6 200 | 9833 | 15,173 | 10,023 | 3,823 | -3,833 | 7,201 | 13,656 | 10,023 | 9,184 | 9 604 |
| 4510 2 | JOHNSTON RD | MEADOWOOD DR | OLD JOHNSTON RD | CR | 2U | U | D | 1,400 | 1057 | 1,118 | 1,626 | 226 | 620 | 1,626 | 1,006 | 1 349 | 1,422 | 1,385 |
| 4530 | JOHNSTON RD | RUSSOS RD | INDIAN RIVER C L | CR | 2U | D | D | 6,157 | 10300 | 15,682 | 9,971 | 3,814 | -4,143 | 7,151 | 14,114 | 9,971 | 8,999 | 9 485 |
| 4510 3 | JOHNSTON RD | OLD JOHNSTON RD | INDRIO RD | CR | 2U | D | D | 1,400 | 1711 | 2,463 | 1,924 | 524 | -311 | 1,626 | 2,235 | 1,924 | 1,950 | 1,937 |
| 4600 | JUANITA AVE | 53RD ST | 25TH ST | CR | 2U | D | D | 4,200 | 2600 | 4,737 | 5,863 | 1,663 | 1,600 | 4,678 | 4,263 | 5,863 | 7 346 | 6,604 |
| 4610 | JUANITA AVE | 25TH ST | US 1 | CR | 2U | D | D | 3 400 | 2711 | 4 430 | 4,676 | 1,276 | 689 | 3,949 | 3,987 | 4,676 | 5 334 | 5,005 |
| 4700 | KEEN RD | ANGLE RD | JUANITA AVE | CR | 2U | D | D | 2,380 | 5907 | 6,955 | 2,733 | 353 | -3,527 | 2,764 | 6,260 | 2,733 | 2,690 | 2,711 |
| 4710 | KEEN RD | JUANITA AVE | ST LUCIE BLVD | CR | 2U | D | D | 2,380 | 5907 | 6,955 | 2,733 | 353 | -3,527 | 2,764 | 6,260 | 2,733 | 2,690 | 2,711 |
| 4800 1 | KINGS HWY | OKEECHOBEE RD | CROSSROADS PKWY | SR | 4D | F | F | 13,500 | 8198 | 8,822 | 16,844 | 3,344 | 8,904 | 15,679 | 7,939 | 15,241 | 18,448 | 16,844 |
| 4800 2 | KINGS HWY | CROSSROADS PKWY | GRAHAM RD | SR | 4D | F | F | 11,200 | 6300 | 12,212 | 18,366 | 7,166 | 7,376 | 13,008 | 10,991 | 15,891 | 20,842 | 18,366 |
| 4800 3 | KINGS HWY | GRAHAM RD | PICOS RD | SR | 4D | F | F | 11,200 | 7190 | 13,939 | 18,699 | 7,499 | 6,155 | 13,008 | 12,545 | 16,555 | 20,844 | 18,699 |
| 4800 4 | KINGS HWY | PICOS RD | ORANGE AVE | SR | 4D | F | F | 8,900 | 6415 | 12,663 | 15,374 | 6,474 | 3,977 | 10,336 | 11,397 | 13,882 | 16,866 | 15,374 |
| 4810 1 | KINGS HWY | ORANGE AVE | N OF I-95 OVERPASS | SR | 4D | F | F | 13,374 | 16999 | 27,004 | 20,603 | 7,229 | -3,772 | 15,533 | 24,375 | 20,750 | 20,456 | 20,603 |
| 4810 2 | KINGS HWY | N OF I-95 OVERPASS | ANGLE RD | SR | 4D | F | F | 12,700 | 16820 | 26,569 | 19,741 | 7,041 | -4,171 | 14,750 | 23,912 | 19,992 | 19,490 | 19,741 |
| 4820 | KINGS HWY | ANGLE RD | ST LUCIE BLVD | SR | 4D | F | F | 12,700 | 11888 | 19,709 | 19,382 | 6,682 | 1,843 | 14,750 | 17,738 | 18,550 | 20,213 | 19,382 |
| 4830 | KINGS HWY | ST LUCIE BLVD | INDRIO RD | SR | 4D | F | F | 13,550 | 15206 | 24,127 | 20,349 | 6,799 | -1,365 | 15,737 | 21,714 | 20,058 | 20,639 | 20,349 |
| 4840 4 | KINGS HWY | INDRIO RD | INDIAN PINES BLVD | SR | 2U | F | F | 12,900 | 13499 | 20,362 | 18,203 | 5,303 | -122 | 14,982 | 18,326 | 17,727 | 18,680 | 18,203 |
| 4840 3 | KINGS HWY | INDIAN PINES BLVD | KINGS HWY SB RAMP | SR | 2U | F | F | 9,800 | 14427 | 22,591 | 15,218 | 5,418 | -5,114 | 11,382 | 20,332 | 15,705 | 14,732 | 15,218 |
| 4840 1 | KINGS HWY | KINGS HWY SB RAMP | US 1 | SR | 2U | F | F | 9,800 | 9556 | 15,751 | 14,963 | 5,163 | 788 | 11,382 | 14,176 | 14,420 | 15,507 | 14,963 |
| 4840 5 | KINGS HWY SB RAMP | US 1 | KINGS HWY | SR | 2O | F | C | 0 | 8394 | 12,668 | 0 | 0 | -11,581 | 0 | 11,581 | 0 | 0 | 0 |
| 9600 | KIRBY LOOP RD | EDWARDS RD | 35TH ST | CR | 2U | D | D | 3,150 | 975 | 4,266 | 6,014 | 2,864 | 2,175 | 3,658 | 3,839 | 6,014 | 13 231 | 9,623 |
| 4900 | KITTERMAN RD | OLEANDER AVE | US 1 | CR | 2U | C | C | 2,600 | 0 | 3,320 | 2,988 | 388 | 0 | 3,020 | 2,988 | 5,588 | #DIV/0! | #DIV/0! |
| 4910 | KITTERMAN RD | US 1 | LENNARD EXT RD | CR | 2U | D | C | 2,150 | 0 | 452 | 2,557 | 407 | 2,150 | 2,497 | 407 | 2,557 | #DIV/0! | #DIV/0! |
| 3161 | LAKEHURST DR | AIROSO | SANDIA | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3160 | LAKEHURST DR | BAYSHORE BLVD | AIROSO BLVD | CR | 2U | C | C | 0 | 6176 | 8,522 | 7,669 | 7,669 | 0 | 0 | 7,669 | 0 | 0 | 0 |
| 5000 | LENNARD RD | US 1 | MARIPOSA AVE | CR | 4D | D | D | 15,500 | 11567 | 17,019 | 19,250 | 3,750 | 3,933 | 18,002 | 15,317 | 19,250 | 21,894 | 20 572 |
| 25950 | LENNARD RD | KITTERMAN RD | PRIMA VISTA BLVD | CR | 2U | C | C | 0 | 0 | 1,408 | 1,267 | 1,267 | 0 | 0 | 1,267 | 0 | 0 | 0 |
| 5010 | LENNARD RD | MARIPOSA AVE | MELALEUCA BLVD | CR | 4D | D | D | 16,000 | 13280 | 19,373 | 20,156 | 4,156 | 2,720 | 18,582 | 17,436 | 20,156 | 22 407 | 21,282 |
| 5020 1 | LENNARD RD | MELALEUCA BLVD | JENNINGS RD | CR | 4D | D | D | 10,900 | 11568 | 18,977 | 16,411 | 5,511 | -668 | 12,659 | 17,079 | 16,411 | 17,166 | 16,789 |
| 5020 21 | LENNARD RD | JENNINGS RD | HILLMOOR DR | CR | 4D | D | D | 10,900 | 8454 | 12,568 | 13,757 | 2,857 | 2,446 | 12 659 | 11,311 | 13,757 | 15,556 | 14,656 |
| 5020 22 | LENNARD RD | HILLMOOR DR | TIFFANY AVE | CR | 4D | D | D | 10,900 | 5188 | 7,120 | 12,120 | 1,220 | 5,712 | 12,659 | 6,408 | 12,120 | 14,360 | 13,240 |
| 5030 | LENNARD RD | TIFFANY AVE | WALTON RD | CR | 4D | U | D | 5,800 | 4632 | 5,035 | 6,736 | 936 | 2,204 | 6,736 | 4,532 | 5,700 | 6,053 | 5,876 |
| 5040 | LENNARD RD | WALTON RD | S OF SAVANNA CLUB BLVD | CR | 2U | U | D | 3,900 | 572 | 331 | 4,529 | 629 | 4,232 | 4,529 | 297 | 3 625 | 2,163 | 2,894 |
| 5100 | LYNGATE DR | VETERANS MEMORIAL PKWY | MORNINGSIDE BLVD | CR | 2D | U | D | 8,936 | 6908 | 7,066 | 10,378 | 1,442 | 4,019 | 10 378 | 6,359 | 8,387 | 8,775 | 8,581 |
| 5110 | LYNGATE DR | MORNINGSIDE BLVD | US 1 | CR | 2D | D | D | 8,936 | 11842 | 13,858 | 9,566 | 630 | -2,906 | 10,378 | 12,472 | 9,566 | 10,039 | 9,803 |
| 24905 | MANVILLE RD | SELVITZ | ST JAMES DR | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5310 | MARIPOSA AVE | LENNARD RD | HALLAHAN ST | CR | 2U | D | D | 6,000 | 2562 | 3,460 | 6,552 | 552 | 3,438 | 6,968 | 3,114 | 6,552 | 7 779 | 7,165 |
| 25001 | MCCARTY RD | GLADES CUT-OFF RD | RESERVE BLVD EXT | CR | 4D | C | C | 0 | 0 | 3,970 | 3,573 | 3,573 | 0 | 0 | 3,573 | 0 | 0 | 0 |
| 25002 | MCCARTY RD | RESERVE BLVD EXT | WILLIAMS RD | CR | 4D | C | C | 0 | 0 | 1,799 | 1,619 | 1,619 | 0 | 0 | 1,619 | 0 | 0 | 0 |
| 25000 | MCCARTY RD | WILLIAMS RD | MIDWAY RD | CR | 4D | C | C | 300 | 0 | 2,403 | 2,162 | 1,862 | 0 | 348 | 2,162 | 2,462 | #DIV/0! | #DIV/0! |
| 25010 | MCCARTY RD | MIDWAY RD | OKEECHOBEE RD | CR | 2U | D | D | 250 | 152 | 537 | 581 | 331 | 98 | 290 | 483 | 581 | 847 | 714 |
| 11500 | MCNEIL RD | OKEECHOBEE RD | KIRBY LOOP RD | CR | 2U | D | D | 4,100 | 5206 | 8,462 | 6,510 | 2,410 | -1,106 | 4,762 | 7,816 | 6,510 | 6,398 | 6,454 |
| 11510 | MCNEIL RD | KIRBY LOOP RD | EDWARDS RD | CR | 2U | D | D | 2,900 | 4175 | 6,280 | 4,377 | 1,477 | -1,275 | 3,368 | 5,652 | 4,377 | 4,187 | 4,282 |
| 11200 | MELALEUCA BLVD | LENNARD RD | GREEN RIVER PKWY | CR | 2U | D | D | 8,825 | 7161 | 9,301 | 10,035 | 1,210 | 1,664 | 10,249 | 8,371 | 10,035 | 11,003 | 10,519 |
| 5420 | MIDWAY RD | OKEECHOBEE RD | SHINN RD | CR | 2U | D | D | 3,800 | 4350 | 5,442 | 4,348 | 548 | -550 | 4,413 | 4,898 | 4,348 | 4,563 | 4,455 |
| 5430 1 | MIDWAY RD | SHINN RD | MCCARTY RD | CR | 2U | D | D | 3,800 | 5410 | 9,070 | 6,553 | 2,753 | -1,610 | 4,413 | 8,163 | 6,553 | 6 116 | 6,334 |
| 5430 2 | MIDWAY RD | MCCARTY RD | I-95 | CR | 2U | D | D | 4,200 | 6234 | 14,006 | 10,571 | 6,371 | -2,034 | 4,878 | 12,605 | 10,571 | 9,059 | 9,815 |
| 5440 | MIDWAY RD | I-95 | GLADES CUT-OFF RD | CR | 4D | D | D | 14,300 | 12078 | 23,855 | 23,691 | 9,391 | 2,222 | 16,608 | 21,469 | 23,691 | 27,113 | 25,402 |
| 5450 1 | MIDWAY RD | GLADES CUT-OFF RD | EAST TORINO PKWY | CR | 4D | D | D | 14,500 | 14587 | 33,432 | 30,002 | 15,502 | -87 | 16,840 | 30,089 | 30,002 | 31 903 | 30,953 |
| 23575 | MIDWAY RD | EAST TORINO PKWY | MILNER DR | CR | 4D | D | D | 14,000 | 11602 | 28,044 | 27,638 | 13,638 | 2,398 | 16,260 | 25,240 | 27,638 | 32,487 | 30,062 |
| 23580 | MIDWAY RD | MILNER DR | W OF SELVITZ RD | CR | 4D | D | D | 14,000 | 11978 | 27,807 | 27,048 | 13,048 | 2,022 | 16,260 | 25,026 | 27,048 | 31 201 | 29,125 |
| 5450 3 | MIDWAY RD | W OF SELVITZ RD | SELVITZ RD | CR | 4D | D | D | 14,500 | 12923 | 27,865 | 26,656 | 12,156 | 1,577 | 16,840 | 25,079 | 26,656 | 30 015 | 28,335 |
| 5455 | MIDWAY RD | SELVITZ RD | CHRISTENSEN RD | CR | 4D | D | D | 12,100 | 9141 | 22,903 | 23,572 | 11,472 | 2,959 | 14,053 | 20,613 | 23,572 | 29 104 | 26,338 |
| 5460 | MIDWAY RD | CHRISTENSEN RD | 25TH ST | CR | 4D | D | D | 13,000 | 9558 | 22,925 | 24,075 | 11,075 | 3,442 | 15,098 | 20,633 | 24,075 | 29,933 | 27,004 |
| 5470 | MIDWAY RD | 25TH ST | SUNRISE BLVD | CR | 4D | D | D | 14,550 | 12607 | 24,035 | 23,575 | 9,025 | 1,943 | 16,898 | 21,632 | 23,575 | 26,630 | 25,102 |
| 5480 | MIDWAY RD | SUNRISE BLVD | OLEANDER AVE | CR | 4D | D | D | 14,000 | 12247 | 25,407 | 24,619 | 10,619 | 1,753 | 16,260 | 22,866 | 24,619 | 27 882 | 26,250 |
| 5490 | MIDWAY RD | OLEANDER AVE | US 1 | CR | 4D | D | D | 11,400 | 6353 | 12,749 | 16,521 | 5,121 | 5,047 | 13,240 | 11,474 | 16,521 | 21,961 | 19,241 |
| 5495 | MIDWAY RD | US 1 | WALLACE ST | CR | 2U | D | D | 11,400 | 7947 | 10,189 | 12,623 | 1,223 | 3,453 | 13,240 | 9,170 | 12,623 | 14,032 | 13,327 |
| 5500 1 | MIDWAY RD | WALLACE ST | WEATHERBEE RD | CR | 2U | D | D | 11,400 | 3140 | 4,195 | 12,036 | 636 | 8,260 | 13,240 | 3,776 | 12,036 | 14,621 | 13,328 |
| 5500 2 | MIDWAY RD | WEATHERBEE RD | INDIAN RIVER DR | CR | 2U | D | D | 3,600 | 2727 | 4,170 | 4,626 | 1,026 | 873 | 4,181 | 3,753 | 4,626 | 5,284 | 4,955 |
| 6110 | MORNINGSIDE BLVD | WESTMORELAND BLVD | PORT ST LUCIE BLVD | CR | 2D | D | D | 3,000 | 4261 | 6,419 | 4,516 | 1,516 | -1,261 | 3,484 | 5,777 | 4,516 | 4 339 | 4,427 |
| 6120 | MORNINGSIDE BLVD | PORT ST LUCIE BLVD | LYNGATE DR | CR | 2D | D | D | 4,653 | 4970 | 7,914 | 6,806 | 2,153 | -317 | 5,404 | 7,123 | 6,806 | 7 113 | 6,959 |
| 25990 | N KINGS HWY | KINGS HWY | NORTH BLVD | CR | 2U | C | C | 0 | 0 | 4,231 | 3,808 | 3,808 | 0 | 0 | 3,808 | 0 | 0 | 0 |
| 25800 | NEBRASKA AVE | 25TH ST | 13TH ST | CR | 4D | D | C | 3,250 | 0 | 1,847 | 4,912 | 1,662 | 3,250 | 3,775 | 1,662 | 4,912 | #DIV/0! | #DIV/0! |
| 25003 | NEWELL RD | SHINN RD | MCCARTY RD | CR | 4D | C | C | 0 | 0 | 519 | 467 | 467 | 0 | 0 | 467 | 0 | 0 | 0 |
| 25004 | NEWELL RD | MCCARTY RD | ARTERIAL A | CR | 4D | C | C | 0 | 0 | 223 | 201 | 201 | 0 | 0 | 201 | 0 | 0 | 0 |
| 24105 | NORTH BLVD | N KINGS HWY | EMERSON AVE | CR | 2U | C | C | 0 | 0 | 1,321 | 1,189 | 1,189 | 0 | 0 | 1,189 | 0 | 0 | 0 |
| 25963 | N-S ROAD A | CROSSTOWN PKWY | TRADITION PKWY | CR | 4D | C | C | 0 | 0 | 10,878 | 9,790 | 9,790 | 0 | 0 | 9,790 | 0 | 0 | 0 |
| 25964 | N-S ROAD A | TRADITION PKWY | STONY CREEK WAY | CR | 4D | C | C | 0 | 0 | 1,611 | 1,450 | 1,450 | 0 | 0 | 1,450 | 0 | 0 | 0 |

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 25965 | N-S ROAD A | STONY CREEK WAY | DISCOVERY WAY | CR | 4D | C | C | 0 | 0 | 2,736 | 2,462 | 2,462 | 0 | 0 | 2,462 | 0 | 0 | 0 |
| 25966 | N-S ROAD A | DISCOVERY WAY | OPEN VIEW (WEST) | CR | 4D | C | C | 0 | 0 | 2,228 | 2,005 | 2,005 | 0 | 0 | 2,005 | 0 | 0 | 0 |
| 25967 | N-S ROAD A | OPEN VIEW (WEST) | PAAR (WEST) | CR | 4D | C | C | 0 | 0 | 892 | 803 | 803 | 0 | 0 | 803 | 0 | 0 | 0 |
| 25968 | N-S ROAD A | PAAR (WEST) | BECKER RD | CR | 4D | C | C | 0 | 0 | 2,898 | 2,608 | 2,608 | 0 | 0 | 2,608 | 0 | 0 | 0 |
| 9116 | N-S ROAD B | BECKER RD | PAAR DR (WEST) | CR | 4D | C | C | 0 | 0 | 1,209 | 1,088 | 1,088 | 0 | 0 | 1,088 | 0 | 0 | 0 |
| 9117 | N-S ROAD B | PAAR DR (WEST) | OPEN VIEW (WEST) | CR | 4D | C | C | 0 | 0 | 2,734 | 2,461 | 2,461 | 0 | 0 | 2,461 | 0 | 0 | 0 |
| 9118 | N-S ROAD B | OPEN VIEW (WEST) | E-W ROAD 2 | CR | 4D | C | C | 0 | 0 | 535 | 482 | 482 | 0 | 0 | 482 | 0 | 0 | 0 |
| 9119 | N-S ROAD B | E-W ROAD 2 | DISCOVERY WAY | CR | 4D | C | C | 0 | 0 | 860 | 774 | 774 | 0 | 0 | 774 | 0 | 0 | 0 |
| 1801 | OAKRIDGE DR | MOUNTWELL ST | OAKLYN ST | CR | 2U | D | D | 3,700 | 6712 | 10,043 | 6,026 | 2,326 | -3,012 | 4 297 | 9,038 | 6,029 | 5,315 | 5,670 |
| 11010 | OHIO AVE | SUNRISE BLVD | COLONIAL RD | CR | 2U | D | D | 2,800 | 1767 | 2,675 | 3,441 | 641 | 1,033 | 3 252 | 2,408 | 3,441 | 4,069 | 3,755 |
| 11020 | OHIO AVE | COLONIAL RD | US 1 | CR | 2U | U | D | 2,800 | 1459 | 1,575 | 3,252 | 452 | 1,834 | 3,252 | 1,418 | 2,759 | 2,902 | 2,830 |
| 6200 | OKEECHOBEE RD | OKEECHOBEE C L | BLUEFIELD RD | SR | 4D | F | F | 6,400 | 5627 | 6,596 | 6,956 | 556 | 1,019 | 7 433 | 5,936 | 6,709 | 7,202 | 6,956 |
| 6210 1 | OKEECHOBEE RD | BLUEFIELD RD | CARLTON RD | SR | 4D | F | F | 6,400 | 5819 | 6,698 | 6,840 | 440 | 812 | 7 433 | 6,028 | 6,609 | 7,072 | 6,840 |
| 6210 2 | OKEECHOBEE RD | CARLTON RD | SNEED RD | SR | 4D | F | F | 5,900 | 6255 | 7,349 | 6,457 | 557 | -157 | 6,852 | 6,814 | 6,259 | 6,655 | 6,457 |
| 6220 2 | OKEECHOBEE RD | SNEED RD | IDEAL HOLDING RD | SR | 4D | F | F | 5,900 | 7223 | 8,757 | 6,713 | 813 | -1,169 | 6,852 | 7,881 | 6,558 | 6,867 | 6,713 |
| 6220 1 | OKEECHOBEE RD | IDEAL HOLDING RD | HEADER CANAL RD | SR | 4D | F | F | 5,900 | 7471 | 9,249 | 6,883 | 983 | -1,442 | 6,852 | 8,324 | 6,753 | 7,012 | 6,883 |
| 6230 | OKEECHOBEE RD | HEADER CANAL RD | MIDWAY RD | SR | 4D | F | F | 5,100 | 7812 | 9,876 | 8,183 | 1,083 | -2,705 | 5,923 | 8,888 | 6,176 | 6,190 | 6,183 |
| 6240 | OKEECHOBEE RD | MIDWAY RD | SHINN RD | SR | 4D | U | F | 4,300 | 3610 | 4,448 | 4,994 | 694 | 991 | 4,994 | 4,003 | 4,693 | 5,086 | 4,890 |
| 6250 1 | OKEECHOBEE RD | SHINN RD | MCCARTY RD | SR | 4D | F | F | 4,300 | 4133 | 6,603 | 6,352 | 2,052 | 410 | 4,994 | 5,943 | 6,110 | 6,595 | 6,352 |
| 6250 2 | OKEECHOBEE RD | MCCARTY RD | FLORIDAS TURNPIKE | SR | 4D | F | F | 5,700 | 5412 | 9,288 | 9,019 | 3,319 | 660 | 6,620 | 8,359 | 8,647 | 9,390 | 9,019 |
| 6260 | OKEECHOBEE RD | FLORIDAS TURNPIKE | KINGS HWY | SR | 4D | F | F | 21,500 | 5764 | 11,094 | 32,723 | 11,223 | 22,739 | 24,970 | 9,985 | 25,721 | 39,726 | 32,723 |
| 6270 1 | OKEECHOBEE RD | KINGS HWY | CROSSROADS PKWY | SR | 6D | F | F | 21,500 | 23051 | 26,436 | 22,956 | 1,456 | -836 | 24,970 | 23,792 | 22,241 | 23,671 | 22,956 |
| 6270 2 | OKEECHOBEE RD | CROSSROADS PKWY | I-95 | SR | 6D | F | F | 25,000 | 24608 | 33,326 | 31,444 | 6,444 | 1,451 | 29 035 | 29,994 | 30,386 | 32,503 | 31,444 |
| 6280 | OKEECHOBEE RD | I-95 | JENKINS RD | SR | 6D | F | F | 30,500 | 35848 | 62,649 | 51,103 | 20,603 | -5,281 | 35,423 | 56,384 | 51,036 | 51,171 | 51,103 |
| 6290.1 | OKEECHOBEE RD | JENKINS RD | MCNEIL RD | SR | 6D | F | F | 30,500 | 31176 | 53,820 | 49,154 | 18,654 | 716 | 35,423 | 48,438 | 47,762 | 50,546 | 49,154 |
| 6290 2 | OKEECHOBEE RD | MCNEIL RD | VIRGINIA AVE | SR | 6D | F | F | 32,901 | 33896 | 52,715 | 47,785 | 14,884 | 341 | 38,211 | 47,444 | 46,449 | 49,121 | 47,785 |
| 6300 | OKEECHOBEE RD | VIRGINIA AVE | HARTMAN RD | CR | 4D | D | D | 13,500 | 18690 | 27,206 | 19,295 | 5,795 | -5,190 | 15,679 | 24,485 | 19,295 | 18,865 | 19,080 |
| 6310 1 | OKEECHOBEE RD | HARTMAN RD | 35TH ST | CR | 4D | D | D | 14,250 | 8720 | 13,334 | 17,531 | 3,281 | 5,530 | 16,550 | 12,001 | 17,531 | 20,918 | 19,225 |
| 6310 2 | OKEECHOBEE RD | 35TH ST | 33RD ST | CR | 4D | D | D | 15,000 | 11447 | 17,616 | 19,407 | 4,407 | 3,553 | 17 421 | 15,854 | 19,407 | 22,160 | 20,784 |
| 6320 | OKEECHOBEE RD | 33RD ST | 25TH ST | CR | 4D | D | D | 14,000 | 11068 | 16,739 | 17,997 | 3,997 | 2,932 | 16,260 | 15,065 | 17,997 | 20,327 | 19,162 |
| 6330 | OKEECHOBEE RD | 25TH ST | GEORGIA AVE | CR | 4D | D | D | 13,000 | 11336 | 15,357 | 15,485 | 2,485 | 1,664 | 15,098 | 13,821 | 15,485 | 16,907 | 16,196 |
| 6340 | OKEECHOBEE RD | GEORGIA AVE | DELAWARE AVE | CR | 4D | D | D | 12,000 | 9574 | 14,155 | 15,166 | 3,166 | 2,426 | 13,937 | 12,740 | 15,166 | 17,032 | 16,099 |
| 6400 | OLD DIXIE HWY | US 1 | SR A1A NORTH | CR | 2U | D | D | 4,600 | 5526 | 8,695 | 5,099 | 499 | -926 | 5,342 | 6,025 | 5,099 | 5,350 | 5,224 |
| 6410 | OLD DIXIE HWY | SR A1A NORTH | ST LUCIE BLVD | CR | 2U | D | D | 2,400 | 18 | 159 | 2,525 | 125 | 2,382 | 2,787 | 143 | 2,525 | 20,352 | 11,439 |
| 6420 | OLD DIXIE HWY | ST LUCIE BLVD | INDRIO RD | CR | 2U | D | D | 1,850 | 30 | 182 | 1,984 | 134 | 1,820 | 2,149 | 164 | 1,984 | 10,783 | 6,373 |
| 6430 | OLD DIXIE HWY | INDRIO RD | INDIAN RIVER C.L | CR | 2U | D | D | 1,500 | 915 | 1,910 | 2,304 | 804 | 585 | 1,742 | 1,719 | 2,304 | 3,006 | 2,655 |
| 6500 | OLEANDER AVE | BEACH AVE | KITTERMAN RD | CR | 2U | D | D | 4,664 | 1338 | 1,758 | 4,908 | 244 | 3,326 | 5,417 | 1,582 | 4,908 | 5,883 | 5,396 |
| 6510 | OLEANDER AVE | KITTERMAN RD | MIDWAY RD | CR | 2U | D | D | 5,700 | 4056 | 5,551 | 6,640 | 940 | 1,644 | 6,620 | 4,996 | 5,640 | 7,489 | 7,064 |
| 6520 1 | OLEANDER AVE | MIDWAY RD | WEATHERBEE RD | CR | 2U | D | D | 6,800 | 5374 | 7,843 | 8,484 | 1,684 | 1,426 | 7,898 | 7,058 | 8,484 | 9,527 | 9,008 |
| 6520 2 | OLEANDER AVE | WEATHERBEE RD | BELL AVE | CR | 2U | D | D | 6,800 | 5682 | 7,765 | 8,107 | 1,307 | 1,118 | 7,898 | 6,989 | 8,107 | 8,922 | 8,514 |
| 6530 | OLEANDER AVE | BELL AVE | FARMERS MARKET RD | CR | 2U | D | D | 6,800 | 6743 | 7,681 | 6,970 | 170 | 57 | 7,898 | 6,913 | 6,970 | 7,436 | 7,203 |
| 6540 | OLEANDER AVE | FARMERS MARKET RD | EDWARDS RD | CR | 2U | D | D | 9,900 | 6286 | 8,540 | 11,300 | 1,400 | 3,614 | 11,498 | 7,686 | 11,300 | 12,911 | 12,105 |
| 6550 1 | OLEANDER AVE | EDWARDS RD | WISTERIA AVE | CR | 2U | D | D | 9,000 | 8105 | 9 543 | 9,484 | 484 | 895 | 10,453 | 8,589 | 9,484 | 10,173 | 9,829 |
| 6550 11 | OLEANDER AVE | WISTERIA AVE | GARDENIA AVE | CR | 2U | D | D | 9,100 | 7815 | 9,482 | 9,819 | 719 | 1,285 | 10,569 | 8,534 | 9,819 | 10,599 | 10,209 |
| 6550 2 | OLEANDER AVE | GARDENIA AVE | VIRGINIA AVE | CR | 2U | D | D | 9,050 | 8682 | 10,837 | 10,121 | 1,071 | 368 | 10,511 | 9,753 | 10,121 | 10,844 | 10,483 |
| 6560 | OLEANDER AVE | VIRGINIA AVE | SUNRISE BLVD | CR | 2U | U | D | 4,700 | 5919 | 5,253 | 5,459 | 759 | 731 | 5,459 | 4,727 | 3,508 | 4,004 | 3,756 |
| 9112 | OPEN VIEW DR (WEST) | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 2 127 | 1,914 | 1,914 | 0 | 0 | 1,914 | 0 | 0 | 0 |
| 9113 | OPEN VIEW DR (WEST) | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 0 | 7,726 | 6,953 | 6,953 | 0 | 0 | 6,953 | 0 | 0 | 0 |
| 9114 | OPEN VIEW DR (WEST) | N-S ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 3,980 | 3,582 | 3,582 | 0 | 0 | 3,582 | 0 | 0 | 0 |
| 9115 | OPEN VIEW DR (WEST) | N-S ROAD A | RANGE LINE RD | CR | 4D | C | C | 0 | 0 | 1,371 | 1,234 | 1,234 | 0 | 0 | 1,234 | 0 | 0 | 0 |
| 6600 | ORANGE AVE | OKEECHOBEE C L | SNEED RD | CR | 2U | D | D | 3,833 | 3892 | 4 478 | 3,971 | 138 | -59 | 4,452 | 4,030 | 3,971 | 4,234 | 4 103 |
| 6610 | ORANGE AVE | SNEED RD | HEADER CANAL RD | CR | 2U | D | D | 3 892 | 3018 | 3,724 | 4,226 | 334 | 874 | 4 520 | 3,352 | 4,226 | 4,610 | 4 418 |
| 6620 | ORANGE AVE | HEADER CANAL RD | SHINN RD | CR | 2U | D | D | 3,951 | 2995 | 4 015 | 4,570 | 619 | 956 | 4,589 | 3,614 | 4,570 | 5,085 | 4,827 |
| 6630.1 | ORANGE AVE | SHINN RD | CAMPBELL RD | CR | 2U | D | D | 2,426 | 3918 | 5,735 | 3,669 | 1,243 | -1,492 | 2,818 | 5,161 | 3,669 | 3,409 | 3,539 |
| 6630 2 | ORANGE AVE | CAMPBELL RD | KINGS HWY | CR | 2U | D | D | 10,513 | 6776 | 11,329 | 13,933 | 3,420 | 3,737 | 12,210 | 10,196 | 13,933 | 16,873 | 15,403 |
| 6640 | ORANGE AVE | KINGS HWY | I-95 | SR | 4D | F | F | 18,600 | 18558 | 31,555 | 29,401 | 10,801 | 1,002 | 21,602 | 28,399 | 28,441 | 30,361 | 29,401 |
| 6650 | ORANGE AVE | I-95 | JENKINS RD | SR | 4D | F | F | 13,800 | 9635 | 20,522 | 25,426 | 11,626 | 6,956 | 16,027 | 18,470 | 22 635 | 28,217 | 25,426 |
| 6660 | ORANGE AVE | JENKINS RD | HARTMAN RD | SR | 4D | F | F | 12,300 | 9164 | 20,775 | 24,301 | 12,001 | 5,604 | 14,285 | 18,698 | 21 834 | 26,769 | 24,301 |
| 6670 | ORANGE AVE | HARTMAN RD | ANGLE RD | SR | 4D | F | F | 6,375 | 10375 | 20,369 | 13,174 | 6,799 | -5,158 | 7,404 | 18,332 | 14 332 | 12,015 | 13,174 |
| 6680 | ORANGE AVE | ANGLE RD | 25TH ST | SR | 4D | F | F | 12,232 | 8144 | 16,547 | 21,419 | 9,187 | 6,527 | 14,206 | 14,892 | 18 980 | 23,858 | 21,419 |
| 6690 1 | ORANGE AVE | 25TH ST | 17TH ST | SR | 4D | F | F | 14,100 | 4066 | 12,406 | 31,250 | 17,150 | 20,085 | 16,376 | 11,165 | 21 199 | 41,300 | 31,250 |
| 6690 2 | ORANGE AVE | 17TH ST | 13TH ST | SR | 4D | F | F | 12,300 | 7282 | 15,535 | 22,095 | 9,795 | 8,114 | 14,285 | 13,982 | 19,000 | 25,191 | 22,095 |
| 6700 1 | ORANGE AVE | 13TH ST | 10TH ST | SR | 2U | F | F | 10,300 | 7226 | 8,951 | 11,689 | 1,389 | 3,633 | 11,962 | 8,056 | 11,130 | 12,248 | 11,689 |
| 6700 2 | ORANGE AVE | 10TH ST | 7TH ST | SR | 2U | F | F | 8,300 | 5100 | 6,648 | 9,785 | 1,485 | 3,802 | 9,640 | 5,983 | 9,183 | 10,387 | 9,785 |
| 6710 | ORANGE AVE | 7TH ST | US 1 | SR | 2U | F | F | 7,000 | 2818 | 3,504 | 7,845 | 845 | 4,692 | 8,130 | 3,153 | 7,335 | 8,355 | 7,845 |
| 6720.1 | ORANGE AVE | US 1 | 2ND ST | CR | 2U | D | D | 3,300 | 1807 | 3,607 | 4,739 | 1,439 | 1,493 | 3,833 | 3,246 | 4,739 | 6,324 | 5,532 |
| 6720 2 | ORANGE AVE | 2ND ST | INDIAN RIVER DR | CR | 2U | U | D | 3,300 | 1868 | 1,232 | 3,833 | 533 | 2,724 | 3 833 | 1,109 | 2 540 | 2,088 | 2,314 |
| 24220 | PAAR DR | ROSSER BLVD | SAVONA BLVD | CR | 2U | D | D | 3,900 | 2062 | 5,142 | 6,465 | 2,565 | 1,838 | 4,529 | 4,627 | 6,465 | 9,335 | 7,900 |
| 24210 | PAAR DR | SAVONA BLVD | PORT ST LUCIE BLVD | CR | 2U | D | D | 3,200 | 8519 | 9,284 | 5,036 | 1,836 | -3,319 | 3,716 | 8,355 | 5,036 | 4,375 | 4,705 |
| 24200 | PAAR DR | PORT ST LUCIE BLVD | DARWIN BLVD | CR | 2U | D | D | 2,450 | 2427 | 4,714 | 4,266 | 1,816 | 23 | 2,845 | 4,243 | 4,266 | 4,569 | 4,417 |
| 24201 | PAAR DR | DARWIN BLVD | TULIP BLVD | CR | 2U | D | D | 1,800 | 378 | 1,974 | 3,198 | 1,398 | 1,422 | 2,091 | 1,776 | 3,198 | 9,022 | 6,110 |
| 25970 | PAAR DR (WEST) | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 1,329 | 1,196 | 1,196 | 0 | 0 | 1,196 | 0 | 0 | 0 |
| 25971 | PAAR DR (WEST) | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 0 | 3,372 | 3,035 | 3,035 | 0 | 0 | 3,035 | 0 | 0 | 0 |
| 25972 | PAAR DR (WEST) | N-S ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 580 | 522 | 522 | 0 | 0 | 522 | 0 | 0 | 0 |
| 25973 | PAAR DR (WEST) | N-S ROAD A | RANGE LINE RD | CR | 4D | C | C | 0 | 0 | 1,073 | 966 | 966 | 0 | 0 | 966 | 0 | 0 | 0 |
| 25985 | PEACHTREE BLVD | SELVITZ RD | ST JAMES DR | CR | 2U | C | D | 1,700 | 6412 | 6,268 | 5,641 | 3,941 | 0 | 1 974 | 5,641 | 929 | 1,595 | 1,262 |
| 23605 | PEACOCK BLVD | ST LUCIE WEST BLVD | UNIVERSITY BLVD | CR | 4D | D | D | 19,300 | 12661 | 22 364 | 26,767 | 7,467 | 6,639 | 22,415 | 20,128 | 26,767 | 32,727 | 29,747 |
| 23800 | PEACOCK BLVD | UNIVERSITY BLVD | CALIFORNIA BLVD | CR | 2U | D | D | 6,000 | 6411 | 12,048 | 10,432 | 4,432 | -411 | 6,968 | 10,843 | 10,432 | 10,825 | 10,628 |
| 2230 | PEACOCK BLVD | CALIFORNIA BLVD | CASHMERE BLVD | CR | 2U | D | D | 2,800 | 2080 | 4,369 | 4,652 | 1,852 | 720 | 3,252 | 3,932 | 4,652 | 5,646 | 5,149 |
| 25900 | PETERSON RD | BENT CREEK DR | HARTMAN RD | CR | 2U | D | D | 900 | 3561 | 5,850 | 2,604 | 1,704 | -2,661 | 1,045 | 5,265 | 2,604 | 1,419 | 2,012 |
| 25200 | PICOS RD | CAMPBELL RD | KINGS HWY | CR | 2U | U | D | 1,300 | 1268 | 420 | 1,510 | 210 | 1,132 | 1,510 | 378 | 410 | 413 | 412 |
| 6790 | PORT ST LUCIE BLVD | MARTIN C L | BECKER RD | CR | 2U | D | D | 5,100 | 5646 | 13,760 | 11,838 | 6,738 | -546 | 5,923 | 12,384 | 11,838 | 11,932 | 11 885 |
| 6801 | PORT ST LUCIE BLVD | BECKER RD | PAAR DR | CR | 4D | D | D | 5,100 | 8346 | 21,346 | 15,965 | 10,865 | -3,246 | 5 923 | 19,211 | 15,965 | 12,522 | 14,244 |
| 6802 | PORT ST LUCIE BLVD | PAAR DR | TULIP BLVD | CR | 4D | D | D | 9,800 | 13583 | 26,951 | 20,473 | 10,673 | -3,783 | 11,382 | 24,256 | 20,473 | 18,667 | 19,570 |
| 6803 | PORT ST LUCIE BLVD | TULIP BLVD | DARWIN BLVD | CR | 4D | D | D | 14,500 | 18699 | 31,189 | 23,871 | 9,371 | -4,199 | 16,840 | 28,070 | 23,871 | 23,216 | 23,544 |
| 6810 | PORT ST LUCIE BLVD | DARWIN BLVD | GATLIN BLVD | CR | 4D | D | D | 27,500 | 33021 | 47,279 | 37,030 | 9,530 | -5,521 | 31,939 | 42,551 | 37,030 | 37,799 | 37,415 |
| 6820 | PORT ST LUCIE BLVD | GATLIN BLVD | DEL RIO BLVD | CR | 6D | D | D | 37,500 | 38543 | 61,357 | 54,178 | 16,678 | -1,043 | 43,553 | 55,221 | 54,178 | 57,309 | 55,744 |
| 6831 | PORT ST LUCIE BLVD | DEL RIO BLVD | CAMEO BLVD | CR | 6D | D | D | 42,000 | 44422 | 63,062 | 54,334 | 12,334 | -2,422 | 48,779 | 56,756 | 54,334 | 57,239 | 55,786 |
| 6832 | PORT ST LUCIE BLVD | CAMEO BLVD | FLORIDAS TURNPIKE | CR | 6D | D | D | 46,500 | 48196 | 66,478 | 58,134 | 11,634 | -1,696 | 54,005 | 59,830 | 58,134 | 61,573 | 59,853 |
| 6840 | PORT ST LUCIE BLVD | FLORIDAS TURNPIKE | BAYSHORE BLVD | SR | 6D | F | F | 45,250 | 48226 | 66,592 | 58,470 | 13,220 | -1,463 | 52,553 | 59,933 | 58,957 | 59,983 | 58,470 |
| 6850 | PORT ST LUCIE BLVD | BAYSHORE BLVD | AIROSO BLVD | SR | 6D | F | F | 44,000 | 43086 | 55,875 | 52,990 | 8,990 | 2,702 | 51,102 | 50,288 | 51,202 | 54,778 | 52,990 |
| 6860 | PORT ST LUCIE BLVD | AIROSO BLVD | FLORESTA DR | SR | 6D | F | F | 48,000 | 48480 | 59,065 | 54,410 | 6,410 | 1,251 | 55,747 | 53,159 | 52,679 | 56,141 | 54,410 |
| 6870 | PORT ST LUCIE BLVD | FLORESTA DR | VETERANS MEMORIAL PKWY | SR | 6D | F | F | 52,000 | 67235 | 71,764 | 51,318 | -682 | -13,270 | 60,393 | 64,568 | 49 353 | 53,283 | 51,318 |
| 6880 | PORT ST LUCIE BLVD | VETERANS MEMORIAL PKWY | MORNINGSIDE BLVD | SR | 6D | F | F | 36,500 | 44682 | 50,148 | 38,139 | 1 639 | -6,994 | 42,391 | 45,133 | 36 951 | 39,326 | 38,139 |
| 6890 | PORT ST LUCIE BLVD | MORNINGSIDE BLVD | US 1 | SR | 6D | F | F | 34,500 | 46684 | 53,114 | 36,650 | 2,150 | -11,152 | 40,068 | 47,802 | 35 618 | 37,682 | 36,650 |
| 7000 | PRIMA VISTA BLVD | BAYSHORE BLVD | AIROSO BLVD | CR | 4D | D | D | 28,000 | 18356 | 25,103 | 32,237 | 4,237 | 9,644 | 32,519 | 22 593 | 32,237 | 36,760 | 34,499 |
| 7010 | PRIMA VISTA BLVD | AIROSO BLVD | FLORESTA DR | CR | 4D | D | D | 23,638 | 21242 | 29,398 | 28,854 | 5,216 | 2,396 | 27,453 | 26,458 | 28,854 | 31,405 | 30,129 |
| 7020 | PRIMA VISTA BLVD | FLORESTA DR | NARANJA AVE | CR | 4D | U | D | 34,500 | 32899 | 31,041 | 40,068 | 5,568 | 12,131 | 40,068 | 27,937 | 29,538 | 31 250 | 30,394 |
| 7030 | PRIMA VISTA BLVD | NARANJA AVE | RIO MAR DR | CR | 4D | U | D | 34,500 | 33996 | 30,424 | 40,068 | 5,568 | 12,667 | 40,068 | 27,382 | 27 886 | 29,640 | 28,763 |
| 7040 | PRIMA VISTA BLVD | RIO MAR DR | US 1 | CR | 4D | U | D | 29,250 | 33577 | 19,239 | 33,971 | 4,721 | 16,656 | 33,971 | 17,315 | 12 988 | 16,089 | 14,538 |
| 7050 | PRIMA VISTA BLVD | US 1 | LENNARD RD | CR | 4D | D | D | 7,800 | 1371 | 3,711 | 9,769 | 1,969 | 6,429 | 9,059 | 3,340 | 9,769 | 20,268 | 15,019 |
| 7100 1 | RANGE LINE RD | MARTIN C L | BECKER RD | CR | 2U | D | D | 1,450 | 1139 | 8,284 | 7,766 | 6,316 | 311 | 1,684 | 7,455 | 7,766 | 10,123 | 8,945 |
| 7100 2 | RANGE LINE RD | BECKER RD | 2 MI S OF GLADES CUT-OFF RD | CR | 2U | D | D | 1,450 | 1406 | 10,372 | 9,379 | 7,929 | 44 | 1,684 | 9,335 | 9,379 | 10,269 | 9,824 |
| 7100 3 | RANGE LINE RD | 2 MI S OF GLADES CUT-OFF RD | GLADES CUT-OFF RD | CR | 2U | D | D | 1,450 | 1403 | 11,916 | 10,771 | 9,321 | 47 | 1,684 | 10,724 | 10,771 | 11,823 | 11,297 |
| 7101 | RANGE LINE RD | GLADES CUT-OFF RD | CANAL-24 | CR | 4D | C | C | 0 | 0 | 547 | 492 | 492 | 0 | 0 | 492 | 0 | 0 | 0 |
| 7102 | RANGE LINE RD | CANAL-24 | MIDWAY RD | CR | 4D | C | C | 0 | 0 | 545 | 491 | 491 | 0 | 0 | 491 | 0 | 0 | 0 |
| 7885 | RESERVE BLVD | COMMERCE CTR DR | W OF I-95 | CR | 4D | D | D | 9,900 | 10895 | 23,250 | 19,930 | 10,030 | -995 | 11,498 | 20,925 | 19,930 | 20,282 | 20,106 |
| 7200 | RIO MAR DR | PRIMA VISTA BLVD | BEACH AVE | CR | 2U | C | C | 5,500 | 0 | 11,098 | 9,988 | 4,488 | 0 | 6,388 | 9,988 | 15 488 | #DIV/0! | #DIV/0! |
| 7210 | RIO MAR DR | BEACH AVE | US 1 | CR | 2U | D | D | 5,762 | 2826 | 10,398 | 12,292 | 6 530 | 2,936 | 6,692 | 9,356 | 12,292 | 20,349 | 16,321 |
| 10500.2 | ROSSER BLVD | PAAR DR | ANDALUSIA RD | CR | 2U | D | D | 3,900 | 2879 | 5,508 | 5,978 | 2,078 | 1,021 | 4,529 | 4,957 | 5,978 | 7,163 | 6,570 |
| 10500 1 | ROSSER BLVD | ANDALUSIA RD | GATLIN BLVD | CR | 4D | D | D | 3,900 | 7964 | 12,269 | 6,978 | 3,078 | -4,064 | 4,529 | 11,042 | 6,978 | 5,768 | 6,373 |
| 2695 | SAEGER AVE | CITRUS AVE | US 1 | CR | 2U | C | #N/A | 0 | 0 | 542 | 488 | 488 | 0 | 0 | 488 | 0 | 0 | 0 |
| 3170 | SANDIA AVE | PRIMA VISTA | CROSSTOWN | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3171 | SANDIA AVE | CROSSTOWN | THORNHILL | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3400 | SAVAGE BLVD | GATLIN BLVD | GALIANO RD | CR | 2U | D | D | 2,717 | 3142 | 4,524 | 3,647 | 930 | -425 | 3,156 | 4,072 | 3,647 | 3,756 | 3,701 |
| 7400 | SAVANNAH RD | US 1 | INDIAN RIVER DR | CR | 2U | D | D | 1,850 | 3416 | 4,656 | 2,624 | 774 | -1,566 | 2,149 | 4,190 | 2,624 | 2,420 | 2,522 |
| 23391 | SAVONA BLVD | BECKER RD | PAAR DR | CR | 2U | D | D | 4,700 | 7861 | 12,776 | 8,337 | 3,637 | -3,161 | 5,459 | 11,498 | 8,337 | 7,333 | 7,835 |
| 23392 | SAVONA BLVD | PAAR DR | GATLIN BLVD | CR | 2U | D | D | 6 763 | 7040 | 9,923 | 8,653 | 1,890 | -277 | 7,855 | 8,930 | 8,653 | 9,151 | 8,902 |
| 23400 | SAVONA BLVD | GATLIN BLVD | CALIFORNIA BLVD | CR | 2U | D | D | 11,500 | 10934 | 14,622 | 13,726 | 2,226 | 566 | 13,356 | 13,160 | 13,726 | 14,764 | 14,245 |
| 7409 | SELVITZ RD | FLORESTA | BAYSHORE | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7500 1 | SELVITZ RD | BAYSHORE BLVD | ST JAMES BLVD | CR | 2U | D | D | 7,500 | 6935 | 9,397 | 9,022 | 1,522 | 565 | 8,711 | 8,457 | 9,022 | 9,756 | 9,389 |
| 7500 2 | SELVITZ RD | ST JAMES BLVD | MIDWAY RD | CR | 2U | D | D | 7,600 | 8842 | 10,637 | 8,332 | 732 | -1,242 | 8,827 | 9,574 | 8,332 | 8,777 | 8,554 |
| 7510 | SELVITZ RD | MIDWAY RD | GLADES CUT-OFF RD | CR | 2U | D | D | 6,900 | 7092 | 9,865 | 8,686 | 1,786 | -192 | 8,014 | 8,878 | 8,686 | 9,214 | 8,950 |
| 7520 | SELVITZ RD | GLADES CUT-OFF RD | EDWARDS RD | CR | 2U | D | D | 11,000 | 10218 | 15,653 | 14,869 | 3,869 | 782 | 12,775 | 14,087 | 14,869 | 16,177 | 15,523 |
| 24110 | SEMINOLE RD | FT PIERCE BLVD | NORTH BLVD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7600 | SHINN RD | MIDWAY RD | OKEECHOBEE RD | CR | 2U | D | D | 600 | 1125 | 3,633 | 2,745 | 2,145 | -525 | 697 | 3,270 | 2,745 | 1,860 | 2,302 |

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7610 | SHINN RD | OKEECHOBEE RD | ORANGE AVE | CR | 2U | D | D | 750 | 932 | 2,116 | 1,723 | 973 | -182 | 871 | 1,905 | 1,723 | 1,635 | 1,679 |
| 7601 | SHINN RD | MIDWAY RD | WILLIAMS RD | CR | 4D | C | C | 0 | 71 | 1,056 | 951 | 951 | 0 | 0 | 951 | 0 | 0 | 0 |
| 7602 | SHINN RD | WILLIAMS RD | E-W ROAD 6 | CR | 4D | C | C | 0 | 0 | 1,023 | 921 | 921 | 0 | 0 | 921 | 0 | 0 | 0 |
| 7603 | SHINN RD | E-W ROAD 6 | GLADES CUT-OFF RD | CR | 4D | C | C | 0 | 0 | 1,044 | 939 | 939 | 0 | 0 | 939 | 0 | 0 | 0 |
| 7700 | SNEED RD | OKEECHOBEE RD | ORANGE AVE | CR | 2U | D | D | 550 | 1154 | 1,547 | 788 | 238 | -804 | 639 | 1,392 | 788 | 708 | 748 |
| 3080 | SOUTHBEND BLVD | BECKER RD | FLORESTA DR | CR | 2U | C | D | 9,600 | 10816 | 11,475 | 10,328 | 728 | 0 | 11,149 | 10,328 | 9 112 | 9,778 | 9,445 |
| 7320 | SR A1A NORTH | SHOREWINDS DR | INDIAN RIVER C L | SR | 2U | F | F | 5,950 | 5294 | 6,495 | 6,754 | 804 | 909 | 6,910 | 5,845 | 6,501 | 7,007 | 6,754 |
| 7300 | SR A1A NORTH | US 1 | OLD DIXIE HWY | SR | 2U | F | F | 7,100 | 5365 | 9,252 | 10,908 | 3,808 | 2,581 | 8,246 | 8,327 | 10 052 | 11,754 | 10,908 |
| 7310 | SR A1A NORTH | OLD DIXIE HWY | N HWY A1A | SR | 2U | F | F | 7,900 | 9281 | 13,808 | 11,163 | 3,263 | -1,262 | 9,175 | 12,425 | 11 044 | 11,281 | 11,163 |
| 7360 2 | SR A1A SOUTH | OCEAN DR | BINNEY DR | SR | 2U | C | F | 10,400 | 15087 | 14,542 | 13,088 | 2,688 | 0 | 12,079 | 13,088 | 8,401 | 9,623 | 9,012 |
| 7360 3 | SR A1A SOUTH | BINNEY DR | SOUTH CAUSEWAY PARK | SR | 2U | F | F | 13,300 | 15087 | 17,654 | 14,521 | 1,221 | -1,368 | 15,447 | 15,889 | 14 102 | 14 940 | 14,521 |
| 7330 | SR A1A SOUTH | MARTIN C L | NETTLES ISLAND | SR | 2U | F | F | 13,900 | 12028 | 14,323 | 15,326 | 1,426 | 2,436 | 16,143 | 12,891 | 14,763 | 15,890 | 15,326 |
| 7370 | SR A1A SOUTH | SOUTH CAUSEWAY PARK | INDIAN RIVER DR | SR | 4U | F | F | 12,500 | 15087 | 17,654 | 13,672 | 1,172 | -2,217 | 14,518 | 15,889 | 13 302 | 14,042 | 13,672 |
| 7340 | SR A1A SOUTH | NETTLES ISLAND | FPL PLANT | SR | 2U | U | F | 10,300 | 7295 | 7,582 | 11,962 | 1,662 | 5,139 | 11,962 | 6,823 | 9,828 | 10,276 | 10,052 |
| 7380 | SR A1A SOUTH | INDIAN RIVER DR | US 1 | SR | 4D | F | F | 11,700 | 12188 | 14,376 | 12,849 | 1,149 | -89 | 13,588 | 12,938 | 12,450 | 13,248 | 12,849 |
| 7350 | SR A1A SOUTH | FPL PLANT | BLUE HERON BLVD | SR | 2U | U | F | 6,850 | 5082 | 4,331 | 7,956 | 1,106 | 4,058 | 7,556 | 3,898 | 5,666 | 5,604 | 5,635 |
| 7360 1 | SR A1A SOUTH | BLUE HERON BLVD | SEAWAY DR | SR | 2U | F | F | 5,450 | 8513 | 11,448 | 7,138 | 1,688 | -3,165 | 6,330 | 10,303 | 7,240 | 7,036 | 7,138 |
| 24900 | ST JAMES BLVD | SELVITZ RD | ST JAMES DR | CR | 2U | C | C | 4,100 | 0 | 5,248 | 4,723 | 623 | 0 | 4,762 | 4,723 | 8,823 | #DIV/0! | #DIV/0! |
| 1100 1 | ST JAMES DR | AIROSO BLVD | ST JAMES BLVD | CR | 4D | D | D | 21,567 | 13497 | 18,110 | 24,369 | 2,802 | 8,070 | 25,048 | 16,299 | 24,369 | 27,781 | 26,075 |
| 1100 2 | ST JAMES DR | ST JAMES BLVD | PEACHTREE BLVD | CR | 4D | D | D | 18,500 | 15709 | 21,365 | 22,020 | 3,520 | 2,791 | 21,486 | 19,229 | 22,020 | 24,154 | 23,087 |
| 1100 31 | ST JAMES DR | PEACHTREE BLVD | TELFORD AVE | CR | 4D | D | D | 17,750 | 12378 | 16,497 | 20,219 | 2,469 | 5,372 | 20,615 | 14,847 | 20,219 | 22,710 | 21,465 |
| 1100 32 | ST JAMES DR | TELFORD AVE | MIDWAY RD | CR | 4D | D | D | 17,000 | 13632 | 18,488 | 20,006 | 3,006 | 3,368 | 19,744 | 16,638 | 20,006 | 22,131 | 21,069 |
| 7810 | ST LUCIE BLVD | KINGS HWY | KEEN RD | CR | 2U | D | D | 5,090 | 4404 | 5,671 | 5,790 | 700 | 686 | 5,912 | 5,104 | 5,790 | 6,292 | 6,041 |
| 7820 | ST LUCIE BLVD | KEEN RD | 25TH ST | CR | 2U | D | D | 5,100 | 3246 | 4,826 | 6,198 | 1,098 | 1,854 | 5,923 | 4,344 | 6,198 | 7,279 | 6,738 |
| 7830 1 | ST LUCIE BLVD | 25TH ST | SENECA AVE | SR | 2U | U | F | 4,500 | 8670 | 5,217 | 5,226 | 726 | 531 | 5,226 | 4,695 | 525 | 2,599 | 1,562 |
| 7830 2 | ST LUCIE BLVD | SENECA AVE | US 1 | SR | 2U | U | F | 4,500 | 7140 | 3,360 | 5,226 | 726 | 2,202 | 5,226 | 3,024 | 384 | 2,033 | 1,208 |
| 7830 3 | ST LUCIE BLVD | US 1 | OLD DIXIE HWY | CR | 2U | C | C | 0 | 0 | 145 | 131 | 131 | 0 | 0 | 131 | 0 | 0 | 0 |
| 7890 | ST LUCIE WEST BLVD | W OF I-95 | E OF I-95 | CR | 4D | D | D | 20,250 | 20580 | 49,959 | 44,633 | 24,383 | -330 | 23,518 | 44,963 | 44,633 | 47 192 | 45,913 |
| 7900 | ST LUCIE WEST BLVD | E OF I-95 | CALIFORNIA BLVD | CR | 6D | D | D | 30,000 | 29560 | 55,599 | 50,479 | 20,479 | 440 | 34 842 | 50 039 | 50,479 | 54,170 | 52,325 |
| 7910 | ST LUCIE WEST BLVD | CALIFORNIA BLVD | COUNTRY CLUB DR | CR | 6D | D | D | 36,500 | 18000 | 37,450 | 52,205 | 15,705 | 18,500 | 42,391 | 33,705 | 52,205 | 72,902 | 62,553 |
| 7920 | ST LUCIE WEST BLVD | COUNTRY CLUB DR | CASHMERE BLVD | CR | 6D | D | D | 36,500 | 23122 | 40,013 | 49,390 | 12,890 | 13,378 | 42,391 | 36,012 | 49,390 | 60,638 | 55,014 |
| 7930 | ST LUCIE WEST BLVD | CASHMERE BLVD | BAYSHORE BLVD | CR | 6D | D | D | 43,000 | 28418 | 52,465 | 61,801 | 18,801 | 14,582 | 49,940 | 47,219 | 61,801 | 76,211 | 69,006 |
| 3290 6 | STONY CREEK WAY | RANGE LINE RD | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 4,588 | 4,129 | 4,129 | 0 | 0 | 4,129 | 0 | 0 | 0 |
| 3290 7 | STONY CREEK WAY | N-S ROAD A | TRADITION PKWY | CR | 4D | C | C | 0 | 0 | 5,712 | 5,141 | 5,141 | 0 | 0 | 5,141 | 0 | 0 | 0 |
| 8000 | SUNRISE BLVD | MIDWAY RD | BELL AVE | CR | 2U | D | D | 2,350 | 636 | 2,793 | 4,228 | 1,878 | 1,714 | 2,729 | 2,514 | 4,228 | 9,907 | 7,067 |
| 8010 | SUNRISE BLVD | BELL AVE | EDWARDS RD | CR | 2U | D | D | 3,300 | 1334 | 4,103 | 5,658 | 2,358 | 1,966 | 3,833 | 3,892 | 5,658 | 9 743 | 7,700 |
| 8020 1 | SUNRISE BLVD | EDWARDS RD | CORTEZ BLVD | CR | 2U | D | D | 4,950 | 675 | 2,343 | 6,383 | 1,433 | 4,275 | 5,749 | 2,108 | 6,383 | 16,491 | 11,437 |
| 8020 2 | SUNRISE BLVD | CORTEZ BLVD | VIRGINIA AVE | CR | 2U | D | D | 5,300 | 1658 | 3,543 | 6,831 | 1,531 | 3,642 | 6,155 | 3,189 | 6,831 | 10 873 | 8,852 |
| 8030 | SUNRISE BLVD | VIRGINIA AVE | OLEANDER AVE | CR | 2U | U | D | 4,700 | 4520 | 4,643 | 5,459 | 759 | 1,280 | 5,459 | 4,178 | 4 358 | 4,634 | 4,496 |
| 8041 | SUNRISE BLVD | OLEANDER AVE | 7TH ST | CR | 2D | U | D | 4,700 | 7380 | 7,420 | 5,459 | 759 | -1,219 | 5,459 | 6,678 | 3 998 | 4,536 | 4,267 |
| 8042 | SUNRISE BLVD | 7TH ST | US 1 | CR | 2D | U | D | 3,400 | 2686 | 2,703 | 3,949 | 549 | 1,516 | 3,949 | 2,433 | 3 147 | 3,285 | 3,216 |
| 4410 7 | TAYLOR DAIRY RD | ANGLE RD | ST LUCIE BLVD | CR | 2U | C | #N/A | 0 | 0 | 704 | 634 | 634 | 0 | 0 | 634 | 0 | 0 | 0 |
| 25980 | THORNHILL DR | BAYSHORE BLVD | FLORESTA DR | CR | 2U | D | D | 4,700 | 7228 | 11,117 | 7,476 | 2,776 | -2,528 | 5,459 | 10,006 | 7,478 | 6,940 | 7,209 |
| 5200 11 | TIFFANY AVE | US 1 | HILLMOOR DR | CR | 4D | U | D | 9,680 | 14348 | 10,467 | 11,242 | 1,562 | 1,822 | 11,242 | 9,420 | 4,752 | 6,779 | 5,766 |
| 5200 12 | TIFFANY AVE | HILLMOOR DR | VILLAGE GREEN DR | CR | 4D | C | D | 6,500 | 9235 | 7,904 | 7,114 | 614 | 0 | 7,549 | 7,114 | 4 379 | 5,341 | 4,860 |
| 5200 2 | TIFFANY AVE | VILLAGE GREEN DR | LENNARD RD | CR | 4D | C | D | 5,150 | 6124 | 7,763 | 6,987 | 1,837 | 0 | 5,981 | 6,987 | 6,013 | 6,267 | 6,140 |
| 22900 1 | TORINO PKWY | CASHMERE BLVD | VOLUCIA DR | CR | 2U | D | D | 5,600 | 3645 | 6,888 | 8,154 | 2,554 | 1,955 | 6,504 | 6,199 | 8,154 | 10,159 | 9,157 |
| 22900 2 | TORINO PKWY | VOLUCIA DR | CALIFORNIA BLVD | CR | 2U | D | D | 5,600 | 3069 | 4,908 | 6,948 | 1,348 | 2,531 | 6,504 | 4,417 | 6,948 | 8,597 | 7,773 |
| 22910 1 | TORINO PKWY | CALIFORNIA BLVD | EAST TORINO PKWY | CR | 2U | C | C | 0 | 2101 | 3,510 | 3,159 | 3,159 | 0 | 0 | 3,159 | 0 | 0 | 0 |
| 3290 8 | TRADITION PKWY | RANGE LINE RD | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 5,886 | 5,297 | 5,297 | 0 | 0 | 5,297 | 0 | 0 | 0 |
| 3290 9 | TRADITION PKWY | N-S ROAD A | STONY CREEK WAY | CR | 4D | C | C | 0 | 0 | 13,030 | 11,727 | 11,727 | 0 | 0 | 11,727 | 0 | 0 | 0 |
| 3290 10 | TRADITION PKWY | STONY CREEK WAY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 20,030 | 18,027 | 18,027 | 0 | 0 | 18,027 | 0 | 0 | 0 |
| 3290 11 | TRADITION PKWY | COMMUNITY BLVD | VILLAGE PKWY | CR | 4D | C | D | 4,300 | 5071 | 23,815 | 21,434 | 17,134 | 0 | 4,994 | 21,434 | 20,663 | 19 386 | 20,024 |
| 3290 12 | TRADITION PKWY | VILLAGE PKWY | W OF I-95 | CR | 6D | C | D | 19,500 | 11950 | 64,165 | 57,749 | 38,249 | 0 | 22 647 | 57,749 | 65 299 | 100 516 | 82,907 |
| 24610 2 | TULIP BLVD | PAAR DR | DARWIN BLVD | CR | 2U | D | D | 3,800 | 2140 | 2,974 | 4,337 | 537 | 1,660 | 4,413 | 2,677 | 4,337 | 5,070 | 4,703 |
| 24600 | TULIP BLVD | DARWIN BLVD | PORT ST LUCIE BLVD | CR | 2U | D | D | 6,800 | 2998 | 4,475 | 7,829 | 1,029 | 3,802 | 7,898 | 4,027 | 7,829 | 9,743 | 8,786 |
| 24610 1 | TULIP BLVD | PORT ST LUCIE BLVD | PAAR DR | CR | 2U | D | D | 3,550 | 3375 | 7,380 | 6,817 | 3,267 | 175 | 4,123 | 6,642 | 6,817 | 7 452 | 7,135 |
| 8100 | US 1 | MARTIN C L | LENNARD RD | SR | 8D | F | F | 55,000 | 67590 | 79,851 | 60,827 | 5,827 | -11,039 | 63,877 | 71,866 | 59 276 | 62 378 | 60,827 |
| 8110 | US 1 | LENNARD RD | PORT ST LUCIE BLVD | SR | 8D | F | F | 55,000 | 63726 | 73,784 | 59,407 | 4,407 | -6,999 | 63,877 | 66,406 | 57 680 | 61 134 | 59,407 |
| 8120 | US 1 | PORT ST LUCIE BLVD | JENNINGS RD | SR | 6D | F | F | 46,000 | 38098 | 47,050 | 52,392 | 6,392 | 10,047 | 53,424 | 42,345 | 50 247 | 54 536 | 52,392 |
| 8130 | US 1 | JENNINGS RD | TIFFANY AVE | SR | 6D | F | F | 37,000 | 36171 | 49,265 | 46,773 | 9 773 | 2,434 | 42,972 | 44,339 | 45 168 | 48 376 | 46,773 |
| 8140 | US 1 | TIFFANY AVE | WALTON RD | SR | 6D | F | F | 40,750 | 36252 | 52,214 | 53,917 | 13,167 | 6,925 | 47,327 | 46,992 | 51 490 | 56 344 | 53,917 |
| 8150 | US 1 | WALTON RD | VILLAGE GREEN DR | SR | 6D | F | F | 44,500 | 44588 | 60,106 | 55,797 | 11,297 | 1,702 | 51,682 | 54,095 | 54,007 | 57 587 | 55,797 |
| 8160 | US 1 | VILLAGE GREEN DR | SPANISH LAKES BLVD | SR | 6D | U | F | 48,000 | 49113 | 50,099 | 55,747 | 7,747 | 10,658 | 55,747 | 45,089 | 43,976 | 47,005 | 45,490 |
| 8170 | US 1 | SPANISH LAKES BLVD | PRIMA VISTA BLVD | SR | 6D | U | F | 48,000 | 49201 | 49,632 | 55,747 | 7,747 | 11,078 | 55,747 | 44,669 | 43,468 | 46,484 | 44,976 |
| 8180 | US 1 | PRIMA VISTA BLVD | RIO MAR DR | SR | 6D | U | F | 36,500 | 38502 | 41,008 | 42,391 | 5,891 | 5,484 | 42,391 | 36,908 | 34,906 | 37,321 | 36,113 |
| 8190 | US 1 | RIO MAR DR | KITTERMAN RD | SR | 6D | F | F | 34,750 | 35499 | 48,407 | 44,153 | 9,403 | 587 | 40,359 | 43,566 | 42,817 | 45,490 | 44,153 |
| 8200 1 | US 1 | KITTERMAN RD | S OF SAEGER AVE | SR | 6D | F | F | 33,000 | 34256 | 46,252 | 41,572 | 8,572 | -54 | 38,326 | 41,627 | 40,371 | 42,774 | 41,572 |
| 8200 2 | US 1 | S OF SAEGER AVE | EASY ST | SR | 6D | F | F | 33,000 | 33097 | 45,991 | 42,658 | 9,658 | 1,267 | 38,326 | 41,392 | 41,295 | 44,022 | 42,658 |
| 8210 | US 1 | EASY ST | MIDWAY RD | SR | 6D | F | F | 31,000 | 29275 | 41,435 | 40,569 | 9,569 | 3,277 | 36,003 | 37,291 | 39,016 | 42,121 | 40,569 |
| 8220 | US 1 | MIDWAY RD | WEATHERBEE RD | SR | 4D | F | F | 28,000 | 27302 | 33,034 | 31,476 | 3,476 | 1,745 | 32,519 | 29,730 | 30,428 | 32,523 | 31,476 |
| 8230 | US 1 | WEATHERBEE RD | FARMERS MARKET RD | SR | 4D | F | F | 30,000 | 28394 | 35,011 | 34,314 | 4,314 | 2,804 | 34,942 | 31,510 | 33,116 | 35,512 | 34,314 |
| 8240 | US 1 | FARMERS MARKET RD | EDWARDS RD | SR | 4D | F | F | 32,000 | 28653 | 35,514 | 36,693 | 4,693 | 4,730 | 37,165 | 31,963 | 35,310 | 38,076 | 36,693 |
| 8250 | US 1 | EDWARDS RD | SAVANNAH RD | SR | 4D | F | F | 31,750 | 27480 | 34,503 | 36,796 | 5,046 | 5,744 | 36,874 | 31,053 | 35,323 | 38,270 | 36,796 |
| 8260 2 | US 1 | SAVANNAH RD | GARDENIA AVE | SR | 4D | F | F | 31,500 | 29108 | 35,929 | 36,027 | 4,527 | 3,691 | 36,584 | 32,336 | 34,728 | 37,326 | 36,027 |
| 8260 1 | US 1 | GARDENIA AVE | VIRGINIA AVE | SR | 4D | F | F | 31,500 | 29053 | 35,758 | 35,924 | 4,424 | 3,742 | 36,584 | 32,182 | 34,629 | 37,219 | 35,924 |
| 8270 1 | US 1 | VIRGINIA AVE | OHIO AVE | SR | 4D | F | F | 40,000 | 12291 | 16,573 | 47,201 | 7,201 | 32,286 | 46,456 | 14,916 | 42,625 | 51,778 | 47,201 |
| 8270 2 | US 1 | OHIO AVE | GEORGIA AVE | SR | 4D | F | F | 35,500 | 13213 | 17,170 | 41,012 | 5,512 | 25,560 | 41,230 | 15,453 | 37,740 | 44,285 | 41,012 |
| 8280 | US 1 | GEORGIA AVE | DELAWARE AVE | SR | 4D | F | F | 31,000 | 11328 | 17,697 | 41,045 | 10,045 | 25,118 | 36,003 | 15,927 | 35,599 | 46,491 | 41,045 |
| 8290 | US 1 | DELAWARE AVE | CITRUS AVE | SR | 4D | F | F | 26,350 | 11757 | 17,982 | 34,733 | 8,383 | 18,549 | 30,603 | 16,184 | 30 777 | 38,690 | 34,733 |
| 8300 | US 1 | CITRUS AVE | ORANGE AVE | SR | 4D | F | F | 21,700 | 5944 | 14,315 | 39,404 | 17,704 | 26,521 | 25,202 | 12,883 | 28,639 | 50 168 | 39,404 |
| 8310 | US 1 | ORANGE AVE | AVENUE A | SR | 4D | F | F | 23,350 | 8423 | 13,256 | 37,560 | 14,210 | 25,630 | 27,119 | 11,930 | 28,857 | 46,263 | 37,560 |
| 8320 1 | US 1 | AVENUE A | AE BACKUS AVE | SR | 4D | F | F | 23,350 | 6845 | 13,369 | 36,917 | 13,567 | 24,885 | 27,119 | 12,032 | 28,737 | 45,097 | 36,917 |
| 8320 2 | US 1 | AE BACKUS AVE | AVENUE D | SR | 4D | F | F | 23,350 | 7052 | 14,175 | 37,057 | 13,707 | 24,298 | 27,119 | 12,758 | 29,056 | 45,058 | 37,057 |
| 8330 | US 1 | AVENUE D | SR A1A SOUTH | SR | 4D | F | F | 25,000 | 5582 | 13,269 | 44,205 | 19,205 | 32,263 | 29,035 | 11,942 | 31,360 | 57,051 | 44,205 |
| 8340 1 | US 1 | SR A1A SOUTH | AVENUE H | SR | 4D | F | F | 23,500 | 13303 | 24,747 | 37,218 | 13,718 | 14,946 | 27,293 | 22,272 | 32,469 | 41,967 | 37,218 |
| 8340 2 | US 1 | AVENUE H | OLD DIXIE HWY | SR | 4D | F | F | 24,250 | 20026 | 29,115 | 32,137 | 7,887 | 5,933 | 28,164 | 26,204 | 30,428 | 33,846 | 32,137 |
| 8350 1 | US 1 | OLD DIXIE HWY | AVENUE O | SR | 4D | F | F | 24,250 | 18687 | 23,284 | 27,763 | 3,513 | 6,807 | 28,164 | 20,956 | 26,519 | 29,007 | 27,763 |
| 8350 2 | US 1 | AVENUE O | SR A1A NORTH | SR | 4D | F | F | 20,300 | 23399 | 30,251 | 24,661 | 4,361 | -2,565 | 23,576 | 27,226 | 24,127 | 25,195 | 24,661 |
| 8360 | US 1 | SR A1A NORTH | JUANITA AVE | SR | 4D | F | F | 21,050 | 23182 | 31,818 | 27,120 | 6,070 | -1,516 | 24,447 | 28,636 | 26,504 | 27,736 | 27,120 |
| 8370 | US 1 | JUANITA AVE | ST LUCIE BLVD | SR | 4D | F | F | 17,100 | 20246 | 26,872 | 21,413 | 4,313 | -2,771 | 19,860 | 24,184 | 21,038 | 21,788 | 21,413 |
| 8380 | US 1 | ST LUCIE BLVD | 25TH ST | SR | 4D | C | F | 16,800 | 23298 | 25,654 | 23,089 | 6,289 | 0 | 19,512 | 23,089 | 16,591 | 17,759 | 17,175 |
| 8390 | US 1 | 25TH ST | INDRIO RD | SR | 4D | F | F | 18,500 | 23112 | 35,694 | 24,988 | 8,488 | -7,137 | 19,163 | 32,125 | 25,513 | 24,463 | 24,988 |
| 8400 | US 1 | INDRIO RD | KINGS HWY | SR | 4D | F | F | 18,000 | 18764 | 27,485 | 24,642 | 6,642 | -95 | 20,905 | 24,737 | 23,973 | 25,311 | 24,642 |
| 8410 | US 1 | KINGS HWY | INDIAN RIVER C L | SR | 4D | F | F | 19,500 | 25749 | 38,035 | 27,817 | 8,317 | -6,414 | 22,647 | 34,232 | 27,983 | 27,652 | 27,817 |
| 5400 | VETERANS MEMORIAL PKWY | PORT ST LUCIE BLVD | LYNGATE DR | CR | 4D | U | D | 15,100 | 15892 | 11,970 | 17,537 | 2,437 | 6,764 | 17,537 | 10,773 | 9,981 | 10,919 | 10,450 |
| 5410 | VETERANS MEMORIAL PKWY | LYNGATE DR | US 1 | CR | 4D | U | D | 10,461 | 9103 | 7,552 | 12,149 | 1,688 | 5,353 | 12,149 | 6,796 | 8,154 | 8,331 | 8,243 |
| 10330 | VILLAGE GREEN DR | US 1 | WALTON RD | CR | 4D | D | D | 6,700 | 5218 | 16,443 | 16,281 | 9,581 | 1,482 | 7,781 | 14,799 | 16,281 | 20,268 | 18,274 |
| 10340 | VILLAGE GREEN DR | WALTON RD | TIFFANY AVE | CR | 2U | D | D | 3,600 | 3170 | 5,325 | 5,222 | 1,622 | 430 | 4,181 | 4,792 | 5,222 | 5,805 | 5,514 |
| 9110 1 | VILLAGE PKWY | BECKER RD | PAAR (WEST) | CR | 4D | C | C | 1,800 | 2 | 15,183 | 13,665 | 11,865 | 0 | 2,091 | 13,665 | 15,463 | ######## | 6,566,787 |
| 9110 2 | VILLAGE PKWY | PAAR (WEST) | OPEN VIEW (WEST) | CR | 4D | C | C | 1,800 | 2 | 17,044 | 15,339 | 13,539 | 0 | 2,091 | 15,339 | 17 137 | ######## | 7,371,433 |
| 9110 3 | VILLAGE PKWY | OPEN VIEW (WEST) | DISCOVERY WAY | CR | 4D | C | C | 1,800 | 2 | 20,046 | 18,041 | 16,241 | 0 | 2,091 | 18,041 | 19 839 | ######## | 8,669,792 |
| 9110 4 | VILLAGE PKWY | DISCOVERY WAY | TRADITION PKWY | CR | 6D | D | D | 1,800 | 402 | 35,532 | 33,377 | 31,577 | 1,398 | 2,091 | 31,979 | 33,377 | 152,736 | 93,057 |
| 9120 1 | VILLAGE PKWY | TRADITION PKWY | WESTCLIFFE LN | CR | 4D | D | D | 16,000 | 3812 | 10,879 | 22,179 | 6,179 | 12,388 | 18,582 | 9,791 | 22,179 | 46,261 | 34,220 |
| 9120 2 | VILLAGE PKWY | WESTCLIFFE LN | CROSSROADS PKWY | CR | 4D | D | D | 5,400 | 2282 | 7,441 | 9,815 | 4,415 | 3,118 | 6,272 | 6,697 | 9,815 | 16,904 | 13,360 |
| 8501 | VIRGINIA AVE | OKEECHOBEE RD | HARTMAN RD | SR | 6D | F | F | 22,000 | 22420 | 37,249 | 34,097 | 12,097 | 573 | 25,551 | 33,524 | 33,104 | 35,089 | 34,097 |
| 8502 | VIRGINIA AVE | HARTMAN RD | 35TH ST | SR | 6D | F | F | 22,000 | 22420 | 37,249 | 34,097 | 12,097 | 573 | 25,551 | 33,524 | 33,104 | 35,089 | 34,097 |
| 8500 2 | VIRGINIA AVE | 35TH ST | 25TH ST | SR | 6D | F | F | 22,500 | 21067 | 34,083 | 33,527 | 11,027 | 2,852 | 26,132 | 30,675 | 32,108 | 34,946 | 33,527 |
| 8510 | VIRGINIA AVE | 25TH ST | 13TH ST | SR | 6D | F | F | 24,750 | 30435 | 40,181 | 30,923 | 6,173 | -5,240 | 28,745 | 36,163 | 30,478 | 31,368 | 30,923 |
| 8520 1 | VIRGINIA AVE | 13TH ST | 11TH ST | SR | 6D | F | F | 24,000 | 31769 | 39,341 | 28,085 | 4,085 | -7,322 | 27,874 | 35,407 | 27,638 | 28,531 | 28,085 |
| 8520 2 | VIRGINIA AVE | 11TH ST | SUNRISE BLVD | SR | 6D | F | F | 24,000 | 30436 | 37,807 | 28,105 | 4,105 | -5,921 | 27,874 | 34,026 | 27,590 | 28,620 | 28,105 |
| 8530 | VIRGINIA AVE | SUNRISE BLVD | OLEANDER AVE | SR | 6D | F | F | 22,500 | 25556 | 32,653 | 26,965 | 4,465 | -2,423 | 26,132 | 29,387 | 26,331 | 27,598 | 26,965 |
| 8540 1 | VIRGINIA AVE | OLEANDER AVE | COLONIAL RD | SR | 6D | F | F | 21,000 | 19709 | 23,424 | 23,166 | 2,166 | 2,085 | 24,389 | 21,082 | 22,373 | 23,960 | 23,166 |
| 8540 2 | VIRGINIA AVE | COLONIAL RD | US 1 | SR | 6D | F | F | 21,000 | 20660 | 25,047 | 24,413 | 3,413 | 388 | 24,389 | 24,045 | 24,385 | 24,441 | 24,413 |
| 22916 | VOLUCIA DR | TORINO PKWY | BLANTON BLVD | CR | 2U | C | C | 0 | 3459 | 5,468 | 5,250 | 5,250 | 0 | 0 | 5,250 | 0 | 0 | 0 |
| 8600 | WALTON RD | US 1 | VILLAGE GREEN DR | CR | 4D | U | D | 12,450 | 7081 | 4,700 | 14,459 | 2,009 | 9,948 | 14,459 | 4,512 | 9,881 | 7,932 | 8,906 |
| 8610 | WALTON RD | VILLAGE GREEN DR | LENNARD RD | CR | 4D | D | D | 9,900 | 6589 | 13,152 | 15,937 | 6,037 | 3,311 | 11,498 | 12,626 | 15,937 | 18,970 | 17,453 |
| 8620 | WALTON RD | LENNARD RD | GREEN RIVER PKWY | CR | 2U | D | D | 7,300 | 7764 | 12,476 | 11,513 | 4,213 | -464 | 8,478 | 11,977 | 11,513 | 11,261 | 11,387 |
| 8630 | WALTON RD | GREEN RIVER PKWY | INDIAN RIVER DR | CR | 2U | D | D | 4,850 | 6327 | 9,594 | 7,733 | 2,883 | -1,477 | 5,633 | 9,210 | 7,733 | 7,060 | 7,396 |
| 8890 | WEATHERBEE RD | OLEANDER AVE | US 1 | CR | 2U | D | D | 2,200 | 4676 | 8,111 | 5,311 | 3,111 | -2,476 | 2,555 | 7,787 | 5,311 | 3,663 | 4,487 |
| 8900 | WEATHERBEE RD | US 1 | MIDWAY RD | CR | 2U | D | D | 5,400 | 2678 | 3,928 | 6,493 | 1,093 | 2,722 | 6,272 | 3,771 | 6,493 | 7,604 | 7,049 |
| 24500 | WESTCLIFFE LN | TREMONTE AVE | VILLAGE PKWY | CR | 4D | D | D | 1,100 | 324 | 3,928 | 4,547 | 3,447 | 776 | 1,278 | 3,771 | 4,547 | 12,802 | 8,675 |
| 9010 | WESTMORELAND BLVD | MARTIN C L | MORNINGSIDE BLVD | CR | 2D | D | D | 8,800 | 10292 | 12,739 | 10,736 | 1,936 | -1,492 | 10,220 | 12,230 | 10,736 | 10,457 | 10,597 |
| 9000 | WESTMORELAND BLVD | MORNINGSIDE BLVD | PORT ST LUCIE BLVD | CR | 2D | D | D | 12,300 | 7951 | 10,894 | 14,808 | 2,508 | 4,349 | 14,285 | 10,459 | 14,808 | 18,179 | 15,493 |
| 3165 | WHITMORE DR | BAYSHORE BLVD | AIROSO BLVD | CR | 2U | C | C | 0 | 5229 | 4,384 | 4,209 | 4,209 | 0 | 0 | 4,209 | 0 | 0 | 0 |
| 3166 | WHITMORE DR | AIROSO BLVD | THORNHILL | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3167 | WHITMORE DR | THORNHILL | FLORESTA | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25006 | WILLIAMS EXT | MCCARTY RD | ARTERIAL A | CR | 4D | C | C | 0 | 0 | 298 | 286 | 286 | 0 | 0 | 286 | 0 | 0 | 0 |
| 25007 | WILLIAMS EXT | ARTERIAL A | GLADES CUTOFF RD | CR | 4D | C | C | 0 | 0 | 10 | 10 | 10 | 0 | 0 | 10 | 0 | 0 | 0 |
| 25005 | WILLIAMS RD | SHINN RD | MCCARTY RD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25995 | WINTER GARDEN PKWY | KINGS HWY | FT PIERCE BLVD | CR | 2U | C | C | 3,100 | 0 | 3,488 | 3,348 | 248 | 0 | 3,600 | 3,348 | 6,448 | #DIV/0! | #DIV/0! |

## ORANGE AVE FROM KINGS HIGHWAY TO E OF I-95 SB RAMP
## 4461681 SIS




**Project Description:** INTERCHANGE - ADD LANES
**Extra Description:** ADD EB RIGHT TURN LANE FROM ORANGE AVE TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE TO NB KINGS HIGHWAY. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE AND KINGS HIGHWAY. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
**Lead Agency:** MANAGED BY FDOT
**From:** KINGS HIGHWAY
**Length:** .646
**To:** E OF I-95 SB RAMP
**Phase Group:** P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| PDE | ACFP | 0 | 310,000 | 0 | 0 | 0 | 310,000 |
| PE | ACFP | 0 | 0 | 0 | 477,924 | 0 | 477,924 |
| ROW | ACFP | 0 | 0 | 0 | 0 | 345,821 | 345,821 |
| ENV | ACFP | 0 | 0 | 0 | 10,000 | 0 | 10,000 |
| | | | **310,000** | | **487,924** | **345,821** | **1,143,745** |

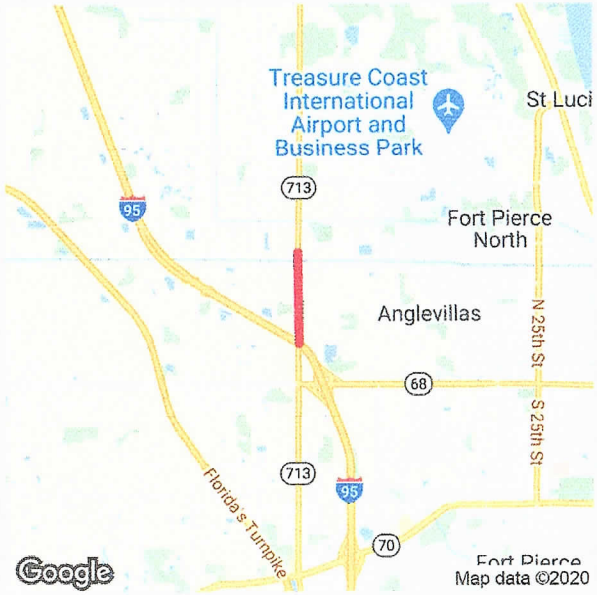
**Prior Year Cost: 0**
**Future Year Cost: 0**
**Total Project Cost: 1,143,745**
**LRTP: Page 7-1**

B-8

**Notes**

## KINGS HIGHWAY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

**4383791 Non-SIS**




**Project Description:** ADD LANES & RECONSTRUCT
**Extra Description:** 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
**Lead Agency:** MANAGED BY FDOT **From:** N OF I-95 OVERPASS
**Length:** 1.400 **To:** N OF COMMERCIAL CIR
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

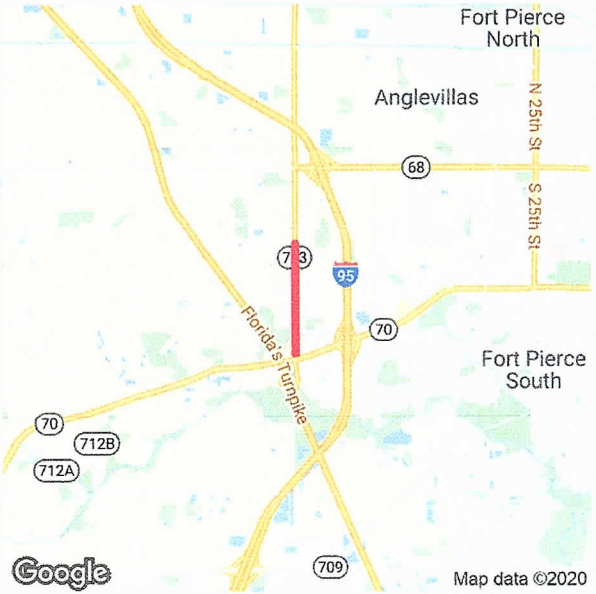
| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| ROW | SU | 550,932 | 0 | 0 | 0 | 0 | 550,932 |
| CST | SA | 0 | 0 | 0 | 19,059,878 | 99,346 | 19,159,224 |
| CST | DS | 0 | 0 | 0 | 24,416,190 | 0 | 24,416,190 |
| ROW | DDR | 347,013 | 9,558,552 | 5,000,000 | 2,290,916 | 0 | 17,196,481 |
| ENV | DDR | 0 | 60,000 | 0 | 0 | 0 | 60,000 |
| | | **897,945** | **9,618,552** | **5,000,000** | **45,766,984** | **99,346** | **61,382,827** |

B-9

**Prior Year Cost: 9,874,313**
**Future Year Cost: 0**
**Total Project Cost: 117,468,388**
**LRTP: Page 6-5**

**Notes**

## KINGS HIGHWAY FR SOUTH OF OKEECHOBEE ROAD TO NORTH OF PICOS RD
## 2302568 Non-SIS




**Project Description:** LANDSCAPING
**Extra Description:** STANDALONE DEPENDENT PROJECT FOR 230256-6
**Lead Agency:** MANAGED BY FDOT **From:** 500 feet S OF OKEECHOBEE
**Length:** 1.890 **To:** NORTH OF PICOS ROAD
**Phase Group:** PRELIMINARY ENGINEERING, CONSTRUCTION

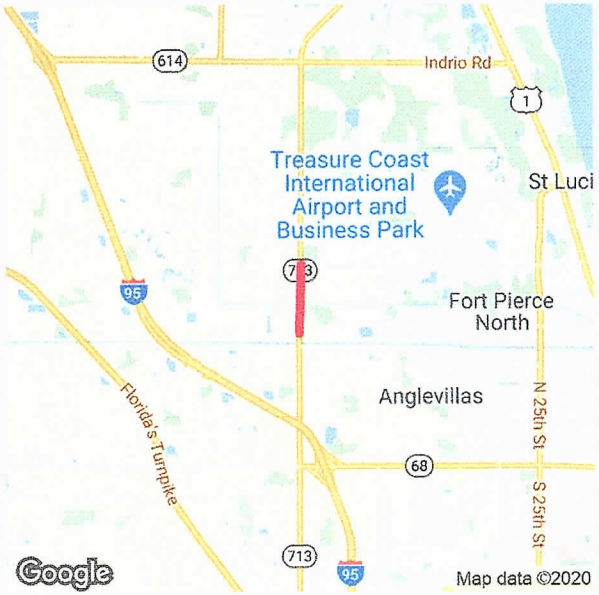
| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| PE | DIH | 27,898 | 27,898 | 0 | 0 | 0 | 55,796 |
| CST | DIH | 0 | 0 | 57,694 | 0 | 0 | 57,694 |
| PE | DDR | 194,076 | 0 | 0 | 0 | 0 | 194,076 |
| CST | DDR | 0 | 0 | 655,611 | 0 | 0 | 655,611 |
| | | **221,974** | **27,898** | **713,305** | | | **963,177** |

B-10

**Prior Year Cost: 77,444,910**
**Future Year Cost: 0**
**Total Project Cost: 81,485,486**
**LRTP: Page 6-5**

**Notes**

## KINGS HIGHWAY FROM N OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
**4383792 Non-SIS**



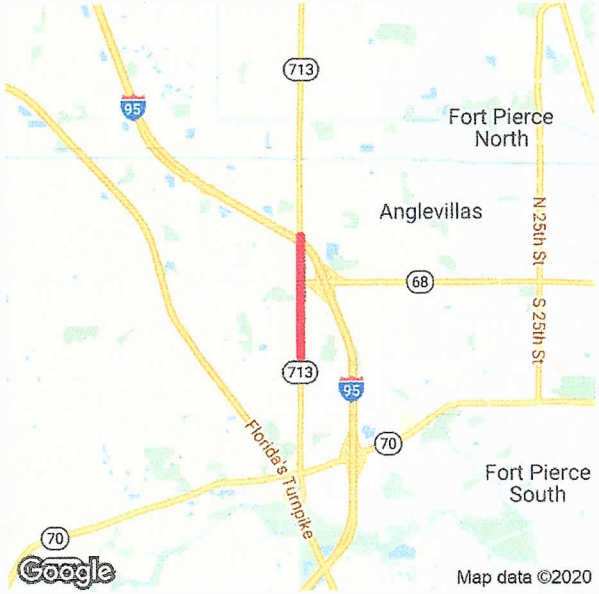

**Project Description:** ADD LANES & RECONSTRUCT
**Extra Description:** 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
**Lead Agency:** MANAGED BY FDOT **From:** N OF COMMERCIAL CIRCLE
**Length:** 1.210 **To:** NORTH OF ST LUCIE BLVD
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| ROW | SU | 1,646,606 | 1,901,548 | 1,878,190 | 0 | 0 | 5,426,344 |
| CST | SA | 0 | 0 | 3,655,351 | 0 | 0 | 3,655,351 |
| CST | DS | 0 | 0 | 8,096,315 | 0 | 0 | 8,096,315 |
| CST | DIH | 0 | 0 | 125,524 | 129,007 | 0 | 254,531 |
| CST | DDR | 0 | 0 | 15,567,100 | 0 | 0 | 15,567,100 |
| ROW | DDR | 0 | 0 | 2,150,983 | 0 | 0 | 2,150,983 |
| | | **1,646,606** | **1,901,548** | **31,473,463** | **129,007** | | **35,150,624** |

**Prior Year Cost: 9,874,313**
**Future Year Cost: 0**
**Total Project Cost: 117,468,388**
**LRTP: Page 6-5**

**Notes**

## KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
## 2302567 Non-SIS




**Project Description:** ADD LANES & RECONSTRUCT
**Extra Description:** PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF ORANGE AVENUE
**Lead Agency:** MANAGED BY FDOT
**From:** NORTH OF PICOS RD
**Length:** 1.217
**To:** NORTH OF I-95 OVERPASS
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL, RAILROAD & UTILITIES

| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| ROW | DS | 0 | 72,874 | 0 | 0 | 0 | 72,874 |
| ROW | DDR | 0 | 157,583 | 0 | 0 | 0 | 157,583 |
| | | | **230,457** | | | | **230,457** |

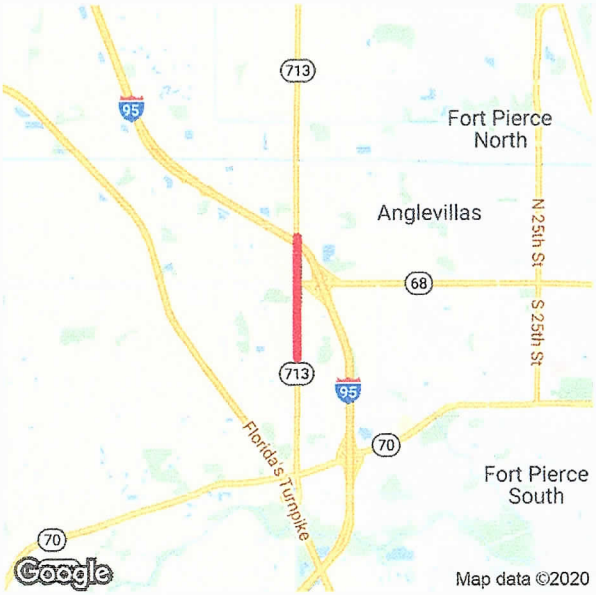
B-12

**Prior Year Cost: 77,444,910**
**Future Year Cost: 0**
**Total Project Cost: 81,485,486**
**LRTP: Page 6-2**

**Notes**

## KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS

**4380411 Non-SIS**




**Project Description:** LANDSCAPING
**Extra Description:** STANDALONE DEPENDENT PROJECT FOR 230256-7
**Lead Agency:** MANAGED BY FDOT **From:** NORTH OF PICOS RD
**Length:** 1.552 **To:** NORTH OF I-95 OVERPASS
**Phase Group:** PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

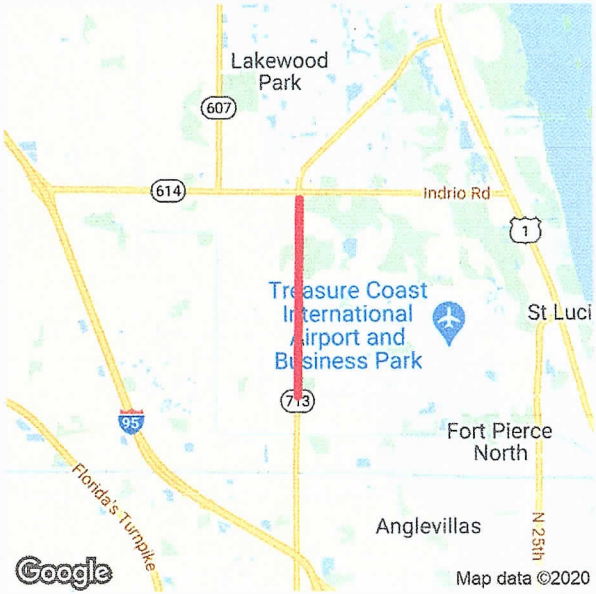
| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| PE | DS | 150,525 | 0 | 0 | 0 | 0 | 150,525 |
| ENV | DS | 5,000 | 0 | 0 | 0 | 0 | 5,000 |
| PE | DIH | 5,000 | 0 | 0 | 0 | 0 | 5,000 |
| CST | DIH | 0 | 0 | 44,730 | 0 | 0 | 44,730 |
| CST | DDR | 0 | 0 | 508,288 | 0 | 0 | 508,288 |
| | | **160,525** | | **553,018** | | | **713,543** |

**Prior Year Cost: 0**
**Future Year Cost: 0**
**Total Project Cost: 713,543**
**LRTP: Page 6-2**

**Notes**

## KINGS HIGHWAY FROM NORTH OF ST LUCIE BLVD TO INDRIO ROAD

**4383793 Non-SIS**




**Project Description:** ADD LANES & RECONSTRUCT
**Extra Description:** 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED
**Lead Agency:** MANAGED BY FDOT
**From:** ST LUCIE BOULEVARD
**Length:** 2.190
**To:** SOUTH OF INDRIO ROAD
**Phase Group:** RIGHT OF WAY, PRELIMINARY ENGINEERING

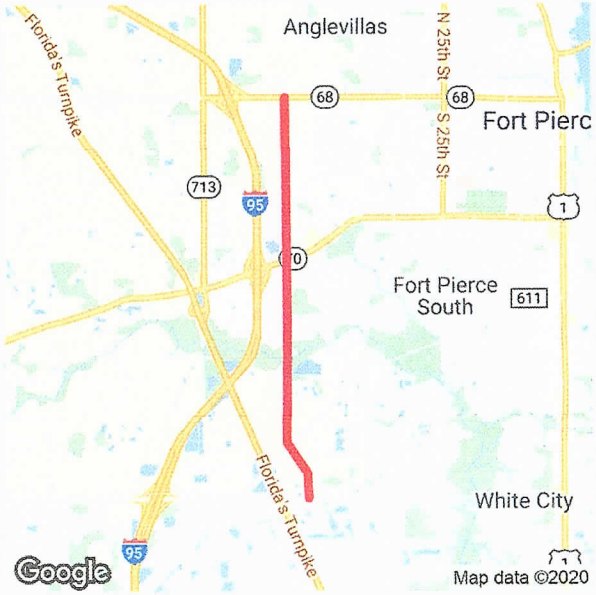
| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| ROW | SA | 0 | 0 | 3,605,309 | 0 | 0 | 3,605,309 |
| ROW | DS | 0 | 0 | 6,939,345 | 0 | 0 | 6,939,345 |
| ROW | DIH | 0 | 0 | 162,000 | 0 | 0 | 162,000 |
| ROW | DDR | 0 | 0 | 353,970 | 0 | 0 | 353,970 |
| | | | | **11,060,624** | | | **11,060,624** |

**Prior Year Cost: 9,874,313**
**Future Year Cost: 0**
**Total Project Cost: 117,468,388**
**LRTP: Page 6-5**

**Notes**

## JENKINS ROAD FROM MIDWAY ROAD TO ORANGE AVENUE

**4463311 Non-SIS**




**Project Description:** PD&E/EMO STUDY
**Extra Description:** 2020 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
**Lead Agency:** MANAGED BY FDOT
**From:** MIDWAY ROAD
**Length:** 2.128
**To:** ORANGE AVENUE
**Phase Group:** P D & E

| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| PDE | TRIP | 0 | 0 | 0 | 0 | 375,000 | 375,000 |
| PDE | SU | 0 | 0 | 0 | 0 | 20,000 | 20,000 |
| PDE | LFP | 0 | 0 | 0 | 0 | 375,000 | 375,000 |
| | | | | | | **770,000** | **770,000** |

**Prior Year Cost: 0**
**Future Year Cost: 0**
**Total Project Cost: 770,000**
**LRTP: Page 6-5**

**Notes**

# APPENDIX C

## ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

## FDOT 2020 QUALITY LEVEL OF SERVICE

## OTHER PROJECT DATA

## GROWTH RATE DATA

| AM APPROVED PROJECTS | | 39 Acre Residential Development | | | | | | 9 Kings Center St. Lucie County | | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | | Mariner Cove Ft. Pierce | | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | | 37 Whispering Oaks | | | | | | St. Lucie Commerce Center @25% Complete | | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| GEORGIA AVE | OKEECHOBEE RD to 17TH ST | 667 | 4,700 | 2020 | 750 | 290 | C | 0.784 | 262 | C | 0.708 |
| GEORGIA AVE | 17TH ST to 13TH ST | 508 | 4,733 | 2019 | 600 | 264 | C | 0.880 | 268 | C | 0.893 |
| GEORGIA AVE | 13TH ST to 7TH ST | 506 | 2,169 | 2019 | 600 | 134 | C | 0.447 | 137 | C | 0.457 |
| GEORGIA AVE | 7TH ST to US 1 | 504 | 1,938 | 2019 | 600 | 122 | C | 0.407 | 135 | C | 0.450 |
| GILSON RD | MARTIN C.L. to BECKER RD | 111 | 11,000 | 2019 | 710 | 949 | F | 1.249 | 954 | F | 1.255 |
| GILSON RD | BECKER RD to LAKERIDGE DR | 111 | 11,000 | 2019 | 540 | 949 | F | 1.636 | 954 | F | 1.645 |
| GLADES CUT-OFF RD | RANGE LINE RD to RESERVE BLVD | 668 | 2,833 | 2017 | 1,070 | 200 | B | 0.526 | 252 | B | 0.663 |
| GLADES CUT-OFF RD | RESERVE BLVD to COMMERCE CENTER DR | 119 | 3,585 | 2016 | 1,070 | 332 | B | 0.874 | 332 | B | 0.874 |
| GLADES CUT-OFF RD | CARLTON RD to RANGE LINE RD | 668 | 2,833 | 2017 | 390 | 200 | B | 0.909 | 252 | C | 0.646 |
| GLADES CUT-OFF RD | COMMERCE CENTER DR to MIDWAY RD | 940279 | 2,770 | 2017 | 920 | 210 | C | 0.241 | 192 | C | 0.221 |
| GLADES CUT-OFF RD | MIDWAY RD to JENKINS RD | 115 | 12,500 | 2020 | 790 | 669 | D | 0.847 | 687 | D | 0.870 |
| GLADES CUT-OFF RD | JENKINS RD to SELVITZ RD | 113 | 6,600 | 2020 | 830 | 370 | C | 0.474 | 385 | C | 0.494 |
| GRAHAM RD | KINGS HWY to JENKINS RD | 669 | 3,733 | 2017 | 630 | 255 | C | 0.425 | 243 | C | 0.405 |
| GREEN RIVER PKWY | MARTIN C.L. to CHARLESTON DR | 319 | 4,759 | 2018 | 1,070 | 337 | B | 0.887 | 332 | B | 0.874 |
| GREEN RIVER PKWY | CHARLESTON DR to MELALEUCA BLVD | 319 | 4,759 | 2018 | 1,070 | 337 | B | 0.887 | 332 | B | 0.874 |
| GREEN RIVER PKWY | MELALEUCA BLVD to WALTON RD | 319 | 4,759 | 2018 | 1,070 | 337 | B | 0.887 | 332 | B | 0.874 |
| HARTMAN RD | OKEECHOBEE RD to PETERSON RD | 670 | 5,867 | 2017 | 750 | 388 | D | 0.517 | 357 | C | 0.965 |
| HARTMAN RD | PETERSON RD to DELAWARE AVE | 670 | 5,867 | 2017 | 540 | 388 | D | 0.719 | 357 | D | 0.661 |
| HARTMAN RD | DELAWARE AVE to ORANGE AVE | 670 | 5,867 | 2017 | 790 | 388 | C | 0.995 | 357 | C | 0.915 |
| HEADER CANAL RD | OKEECHOBEE RD to ORANGE AVE | 121 | 560 | 2019 | 670 | 46 | B | 0.209 | 56 | B | 0.255 |
| HILLMOOR DR | US 1 to LENNARD RD | 671 | 5,900 | 2019 | 790 | 306 | C | 0.785 | 389 | C | 0.997 |
| I-95 | GATLIN BLVD to ST LUCIE WEST BLVD | 941901 | 79,065 | 2017 | 4,580 | 4,048 | C | 0.884 | 3,657 | C | 0.798 |
| I-95 | ST LUCIE WEST BLVD to MIDWAY RD | 941904 | 63,486 | 2017 | 4,580 | 3,571 | C | 0.780 | 3,079 | B | 0.916 |
| I-95 | MIDWAY RD to OKEECHOBEE RD | 941902 | 75,846 | 2017 | 4,580 | 4,578 | C | 10 | 3,717 | C | 0.812 |
| I-95 | OKEECHOBEE RD to ORANGE AVE | 941903 | 45,500 | 2009 | 7,320 | 1,822 | B | 0.405 | 1,894 | B | 0.421 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| I-95 | ORANGE AVE to INDRIO RD | 941905 | 43,452 | 2017 | 7,320 | 2,090 | B | 0.464 | 1,924 | B | 0.428 |
| INDIAN RIVER DR | CITRUS AVE to ORANGE AVE | 945029 | 5,228 | 2017 | 750 | 311 | C | 0.841 | 356 | C | 0.962 |
| INDIAN RIVER DR | ORANGE AVE to AVENUE A | 940003 | 5,888 | 2017 | 750 | 344 | C | 0.930 | 335 | C | 0.905 |
| INDIAN RIVER DR | AVENUE D to SEAWAY DR | 940004 | 5,971 | 2017 | 790 | 349 | C | 0.895 | 411 | D | 0.520 |
| INDIAN RIVER DR | AVENUE A to AVENUE D | 940004 | 5,971 | 2017 | 540 | 349 | D | 0.646 | 411 | D | 0.761 |
| INDRIO RD | PRIVATE RD to I-95 W RAMP | 940128 | 951 | 2017 | 1,080 | 69 | B | 0.168 | 75 | B | 0.183 |
| INDRIO RD | I-95 W RAMP to I-95 E RAMP | 940128 | 951 | 2017 | 3,240 | 69 | B | 0.038 | 75 | B | 0.041 |
| INDRIO RD | I-95 E RAMP to KOBLEGARD RD | 940038 | 10,455 | 2017 | 3,240 | 598 | B | 0.330 | 629 | B | 0.348 |
| INDRIO RD | KOBLEGARD RD to JOHNSTON RD | 940038 | 10,455 | 2017 | 700 | 598 | C | 0.906 | 629 | C | 0.953 |
| INDRIO RD | JOHNSTON RD to EMERSON AVE | 940038 | 10,455 | 2017 | 880 | 598 | C | 0.720 | 629 | C | 0.758 |
| INDRIO RD | EMERSON RD to SEMINOLE RD | 940281 | 9,876 | 2017 | 920 | 595 | C | 0.684 | 501 | C | 0.576 |
| INDRIO RD | SEMINOLE RD to KINGS HWY | 940281 | 9,876 | 2017 | 790 | 595 | D | 0.753 | 501 | D | 0.634 |
| INDRIO RD | KINGS HWY to SLASH PINE TRL | 114 | 6,600 | 2020 | 790 | 422 | D | 0.534 | 413 | D | 0.523 |
| INDRIO RD | SLASH PINE TRL to US 1 | 114 | 6,600 | 2020 | 920 | 422 | C | 0.485 | 413 | C | 0.475 |
| INDRIO RD | US 1 to OLD DIXIE HWY | 672 | 917 | 2016 | 750 | 64 | C | 0.173 | 86 | C | 0.232 |
| JENNINGS RD | US 1 to LENNARD RD | 673 | 4,600 | 2016 | 2,100 | 304 | C | 0.151 | 248 | C | 0.123 |
| JENKINS RD | EDWARDS RD to OKEECHOBEE RD | 133 | 10,500 | 2020 | 880 | 549 | C | 0.661 | 553 | C | 0.666 |
| JENKINS RD | OKEECHOBEE RD to GRAHAM RD | 131 | 10,500 | 2020 | 920 | 593 | C | 0.682 | 569 | C | 0.654 |
| JENKINS RD | GRAHAM RD to PETERSON RD | 131 | 10,500 | 2020 | 630 | 593 | C | 0.988 | 569 | C | 0.948 |
| JENKINS RD | PETERSON RD to ORANGE AVE | 131 | 10,500 | 2020 | 920 | 593 | C | 0.682 | 569 | C | 0.654 |
| JOHNSTON RD | ANGLE RD to L20 | 674 | 2,600 | 2016 | 1,070 | 176 | B | 0.463 | 171 | B | 0.450 |
| JOHNSTON RD | L20 to MEADOWOOD DR | 675 | 2,233 | 2017 | 1,070 | 142 | B | 0.374 | 138 | B | 0.363 |
| JOHNSTON RD | MEADOWOOD DR to OLD JOHNSTON RD | 675 | 2,233 | 2017 | 1,070 | 142 | B | 0.374 | 138 | B | 0.363 |
| JOHNSTON RD | OLD JOHNSTON RD to INDRIO RD | 675 | 2,233 | 2017 | 1,070 | 142 | B | 0.374 | 138 | B | 0.363 |
| JOHNSTON RD | INDRIO RD to RUSSOS RD | 135 | 9,600 | 2020 | 1,070 | 544 | C | 0.716 | 545 | C | 0.717 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| JOHNSTON RD | RUSSOS RD to INDIAN RIVER C.L. | 135 | 9,600 | 2020 | 1,070 | 544 | C | 0.716 | 545 | C | 0.717 |
| JUANITA AVE | 53RD ST to 25TH ST | 122 | 2,432 | 2017 | 750 | 157 | C | 0.424 | 143 | C | 0.386 |
| JUANITA AVE | 25TH ST to US 1 | 120 | 3,321 | 2017 | 750 | 185 | C | 0.500 | 182 | C | 0.492 |
| KEEN RD | ANGLE RD to JUANITA AVE | 129 | 2,885 | 2019 | 630 | 174 | C | 0.290 | 203 | C | 0.338 |
| KEEN RD | JUANITA AVE to ST LUCIE BLVD | 129 | 2,885 | 2019 | 630 | 174 | C | 0.290 | 203 | C | 0.338 |
| KINGS HWY | OKEECHOBEE RD to CROSSROADS PKWY | 940757 | 8,234 | 2017 | 830 | 361 | C | 0.435 | 369 | C | 0.445 |
| KINGS HWY | CROSSROADS PKWY to GRAHAM RD | 940757 | 8,234 | 2017 | 660 | 361 | C | 0.547 | 369 | C | 0.559 |
| KINGS HWY | GRAHAM RD to PICOS RD | 940076 | 8,216 | 2017 | 660 | 405 | C | 0.614 | 389 | C | 0.589 |
| KINGS HWY | PICOS RD to ORANGE AVE | 940076 | 8,216 | 2017 | 830 | 405 | C | 0.488 | 389 | C | 0.469 |
| KINGS HWY | ORANGE AVE to ANGLE RD | 940077 | 16,792 | 2017 | 870 | 885 | D | 0.962 | 890 | D | 0.967 |
| KINGS HWY | ANGLE RD to ST LUCIE BLVD | 940751 | 11,394 | 2017 | 830 | 627 | C | 0.755 | 630 | C | 0.759 |
| KINGS HWY | ST LUCIE BLVD to INDRIO RD | 940006 | 13,481 | 2017 | 830 | 836 | D | 0.950 | 786 | C | 0.947 |
| KITTERMAN RD | OLEANDER AVE to US 1 | 124 | 3,402 | 2018 | 750 | 224 | C | 0.605 | 203 | C | 0.549 |
| KITTERMAN RD | US 1 to LENNARD EXT | 678 | 2,250 | 2017 | 750 | 128 | C | 0.346 | 130 | C | 0.351 |
| KIRBY LOOP RD | EDWARDS RD to 35TH ST | 677 | 4,479 | 2016 | 630 | 296 | C | 0.493 | 362 | C | 0.603 |
| LENNARD RD | US 1 to MARIPOSA AVE | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | MARIPOSA AVE to MELALEUCA BLVD | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | MELALEUCA BLVD to JENNINGS RD | 325 | 18,500 | 2019 | 1,630 | 953 | D | 0.585 | 984 | D | 0.604 |
| LENNARD RD | JENNINGS RD to HILLMOOR DR | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | HILLMOOR DR to TIFFANY AVE | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | TIFFANY AVE to WALTON RD | 323 | 5,765 | 2016 | 1,710 | 301 | C | 0.391 | 305 | C | 0.396 |
| LENNARD RD | WALTON RD to S OF SAVANNA CLUB BLVD | 679 | 4,455 | 2016 | 790 | 390 | C | 10 | 381 | C | 0.977 |
| LYNGATE DR | VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD | 306 | 9,400 | 2020 | 920 | 588 | C | 0.676 | 626 | C | 0.720 |
| LYNGATE DR | MORNINGSIDE BLVD to US 1 | 306 | 9,400 | 2020 | 920 | 588 | C | 0.676 | 626 | C | 0.720 |
| MARIPOSA AVE | LENNARD RD to HALLAHAN ST | 166 | 6,400 | 2019 | 880 | 485 | C | 0.584 | 686 | C | 0.827 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

10




Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| OHIO AVE | SUNRISE BLVD to COLONIAL RD | 686 | 4,250 | 2017 | 540 | 252 | C | 0.933 | 246 | C | 0.911 |
| OHIO AVE | COLONIAL RD to US 1 | 686 | 4,250 | 2017 | 750 | 252 | C | 0.681 | 246 | C | 0.665 |
| OKEECHOBEE RD | OKEECHOBEE C.L. to BLUEFIELD RD | 687 | 10,500 | 2020 | 1,010 | 540 | B | 0.535 | 528 | B | 0.523 |
| OKEECHOBEE RD | BLUEFIELD RD to CARLTON RD | 687 | 10,500 | 2020 | 1,270 | 540 | B | 0.425 | 528 | B | 0.416 |
| OKEECHOBEE RD | CARLTON RD to SNEED RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | IDEAL HOLDING RD to HEADER CANAL RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | SNEED RD to IDEAL HOLDING RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | HEADER CANAL RD to MIDWAY RD | 940039 | 6,541 | 2017 | 1,740 | 348 | B | 0.200 | 340 | B | 0.195 |
| OKEECHOBEE RD | MIDWAY RD to SHINN RD | 940039 | 6,541 | 2017 | 1,740 | 348 | B | 0.200 | 340 | B | 0.195 |
| OKEECHOBEE RD | SHINN RD to MCCARTY RD | 940195 | 6,025 | 2017 | 1,810 | 327 | B | 0.181 | 327 | B | 0.181 |
| OKEECHOBEE RD | MCCARTY RD to FLORIDA'S TURNPIKE | 940025 | 7,551 | 2017 | 1,810 | 378 | B | 0.209 | 391 | B | 0.216 |
| OKEECHOBEE RD | FLORIDA'S TURNPIKE to KINGS HWY | 940025 | 7,551 | 2017 | 2,010 | 378 | C | 0.188 | 391 | C | 0.195 |
| OKEECHOBEE RD | KINGS HWY to CROSSROADS PKWY | 940748 | 21,250 | 2017 | 4,170 | 960 | C | 0.230 | 1,013 | C | 0.243 |
| OKEECHOBEE RD | CROSSROADS PKWY to I-95 | 940106 | 24,585 | 2017 | 4,170 | 1,063 | C | 0.255 | 1,086 | C | 0.260 |
| OKEECHOBEE RD | I-95 to JENKINS RD | 940029 | 30,244 | 2017 | 4,240 | 1,976 | C | 0.474 | 1,709 | C | 0.410 |
| OKEECHOBEE RD | JENKINS RD to MCNEIL RD | 940029 | 30,244 | 2017 | 4,040 | 1,976 | C | 0.498 | 1,709 | C | 0.430 |
| OKEECHOBEE RD | MCNEIL RD to VIRGINIA AVE | 940742 | 28,870 | 2017 | 3,170 | 1,580 | C | 0.511 | 1,649 | C | 0.534 |
| OKEECHOBEE RD | VIRGINIA AVE to HARTMAN RD | 688 | 12,500 | 2020 | 2,100 | 687 | C | 0.342 | 727 | C | 0.362 |
| OKEECHOBEE RD | HARTMAN RD to 35TH ST | 688 | 12,500 | 2020 | 1,630 | 687 | C | 0.941 | 727 | C | 0.996 |
| OKEECHOBEE RD | 35TH ST to 33RD ST | 689 | 17,000 | 2020 | 1,630 | 922 | D | 0.566 | 902 | D | 0.553 |
| OKEECHOBEE RD | 33RD ST to 25TH ST | 689 | 17,000 | 2020 | 1,630 | 922 | D | 0.566 | 902 | D | 0.553 |
| OKEECHOBEE RD | 25TH ST to GEORGIA AVE | 690 | 13,500 | 2020 | 1,630 | 777 | D | 0.477 | 738 | D | 0.453 |
| OKEECHOBEE RD | GEORGIA AVE to DELAWARE AVE | 690 | 13,500 | 2020 | 1,710 | 777 | D | 0.454 | 738 | C | 0.958 |
| OLD DIXIE HWY | US 1 to SR A1A NORTH | 691 | 5,150 | 2017 | 790 | 400 | D | 0.506 | 363 | C | 0.931 |
| OLD DIXIE HWY | SR A1A NORTH to ST LUCIE BLVD | 948521 | 1,383 | 2017 | 750 | 65 | C | 0.176 | 65 | C | 0.176 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

12




Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| OLD DIXIE HWY | ST LUCIE BLVD to INDRIO RD | 227 | 2,041 | 2016 | 790 | 150 | C | 0.385 | 116 | C | 0.297 |
| OLD DIXIE HWY | INDRIO RD to INDIAN RIVER C.L. | 948523 | 1,227 | 2017 | 870 | 57 | C | 0.069 | 57 | C | 0.069 |
| OLEANDER AVE | BEACH AVE to KITTERMAN RD | 692 | 2,900 | 2017 | 540 | 175 | C | 0.648 | 193 | C | 0.715 |
| OLEANDER AVE | KITTERMAN RD to MIDWAY RD | 141 | 6,498 | 2017 | 750 | 406 | D | 0.541 | 426 | D | 0.568 |
| OLEANDER AVE | MIDWAY RD to WEATHERBEE RD | 139 | 7,100 | 2020 | 750 | 388 | D | 0.517 | 421 | D | 0.561 |
| OLEANDER AVE | WEATHERBEE RD to BELL AVE | 139 | 7,100 | 2020 | 540 | 388 | D | 0.719 | 421 | D | 0.780 |
| OLEANDER AVE | BELL AVE to FARMER'S MARKET RD | 240 | 12,500 | 2020 | 540 | 671 | F | 1.157 | 647 | F | 1.116 |
| OLEANDER AVE | FARMER'S MARKET RD to EDWARDS RD | 240 | 12,500 | 2020 | 750 | 671 | D | 0.895 | 647 | D | 0.863 |
| OLEANDER AVE | EDWARDS RD to WISTERIA AVE | 505 | 10,000 | 2020 | 750 | 611 | D | 0.815 | 554 | D | 0.739 |
| OLEANDER AVE | WISTERIA AVE to GARDENIA AVE | 505 | 10,000 | 2020 | 540 | 611 | F | 1.053 | 554 | E | 0.955 |
| OLEANDER AVE | GARDENIA AVE to VIRGINIA AVE | 505 | 10,000 | 2020 | 790 | 611 | D | 0.773 | 554 | D | 0.701 |
| OLEANDER AVE | VIRGINIA AVE to SUNRISE BLVD | 503 | 4,561 | 2019 | 600 | 259 | C | 0.863 | 270 | C | 0.900 |
| ORANGE AVE | OKEECHOBEE C.L. to SNEED RD | 144 | 4,780 | 2019 | 390 | 300 | C | 0.769 | 293 | C | 0.751 |
| ORANGE AVE | SNEED RD to HEADER CANAL RD | 144 | 4,780 | 2019 | 390 | 300 | C | 0.769 | 293 | C | 0.751 |
| ORANGE AVE | SHINN RD to CAMPBELL RD | 940144 | 2,722 | 2017 | 380 | 149 | B | 0.355 | 149 | B | 0.355 |
| ORANGE AVE | CAMPBELL RD to KINGS HWY | 940144 | 2,722 | 2017 | 1,070 | 149 | B | 0.355 | 149 | B | 0.355 |
| ORANGE AVE | KINGS HWY to I-95 | 940041 | 18,112 | 2017 | 2,000 | 780 | C | 0.388 | 786 | C | 0.391 |
| ORANGE AVE | I-95 to JENKINS RD | 940035 | 14,009 | 2017 | 2,000 | 962 | C | 0.479 | 905 | C | 0.450 |
| ORANGE AVE | JENKINS RD to HARTMAN RD | 940028 | 14,189 | 2017 | 2,000 | 764 | C | 0.380 | 710 | C | 0.353 |
| ORANGE AVE | HARTMAN RD to ANGLE RD | 940028 | 14,189 | 2017 | 2,000 | 764 | C | 0.380 | 710 | C | 0.353 |
| ORANGE AVE | ANGLE RD to 25TH ST | 940151 | 10,749 | 2013 | 1,710 | 847 | D | 0.495 | 985 | D | 0.576 |
| ORANGE AVE | 25TH ST to 17TH ST | 945040 | 13,196 | 2017 | 1,630 | 690 | C | 0.945 | 757 | D | 0.464 |
| ORANGE AVE | 17TH ST to 13TH ST | 945040 | 13,196 | 2017 | 1,710 | 690 | C | 0.896 | 757 | C | 0.983 |
| ORANGE AVE | 13TH ST to 10TH ST | 945040 | 13,196 | 2017 | 370 | 690 | D | 0.920 | 757 | E | 0.946 |
| ORANGE AVE | 10TH ST to 7TH ST | 940155 | 8,760 | 2017 | 300 | 443 | D | 0.738 | 509 | D | 0.848 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

13




Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| US 1 | AVENUE H to OLD DIXIE HWY | 715 | 33,500 | 2020 | 2,000 | 1,766 | C | 0.925 | 1,742 | C | 0.912 |
| US 1 | OLD DIXIE HWY to AVENUE O | 940123 | 22,051 | 2017 | 2,000 | 1,530 | C | 0.801 | 1,196 | C | 0.626 |
| US 1 | AVENUE O to SR A1A NORTH | 940123 | 22,051 | 2017 | 2,100 | 1,530 | C | 0.761 | 1,196 | C | 0.595 |
| US 1 | SR A1A NORTH to JUANITA AVE | 940010 | 17,583 | 2017 | 2,100 | 1,055 | C | 0.525 | 845 | C | 0.420 |
| US 1 | JUANITA AVE to ST LUCIE BLVD | 940010 | 17,583 | 2017 | 2,100 | 1,055 | C | 0.525 | 845 | C | 0.420 |
| US 1 | ST LUCIE BLVD to 25TH ST | 940009 | 17,126 | 2017 | 2,100 | 1,020 | C | 0.507 | 978 | C | 0.487 |
| US 1 | 25TH ST to INDRIO RD | 940009 | 17,126 | 2017 | 2,100 | 1,020 | C | 0.507 | 978 | C | 0.487 |
| US 1 | INDRIO RD to TURNPIKE FEEDER RD | 940107 | 20,188 | 2017 | 2,100 | 1,099 | C | 0.547 | 1,092 | C | 0.543 |
| US 1 | TURNPIKE FEEDER RD to INDIAN RIVER C.L. | 940107 | 20,188 | 2017 | 2,100 | 1,099 | C | 0.547 | 1,092 | C | 0.543 |
| VETERANS MEMORIAL PKWY | PORT ST LUCIE BLVD to LYNGATE DR | 329 | 14,500 | 2019 | 2,100 | 779 | C | 0.388 | 817 | C | 0.406 |
| VETERANS MEMORIAL PKWY | LYNGATE DR to US 1 | 327 | 14,911 | 2017 | 2,100 | 756 | C | 0.376 | 804 | C | 0.400 |
| VILLAGE GREEN DR | US 1 to WALTON RD | 716 | 9,600 | 2017 | 2,100 | 619 | C | 0.308 | 575 | C | 0.286 |
| VILLAGE GREEN DR | WALTON RD to TIFFANY AVE | 717 | 4,633 | 2017 | 920 | 249 | C | 0.286 | 235 | C | 0.270 |
| VIRGINIA AVE | 35TH ST to 25TH ST | 940032 | 21,557 | 2017 | 3,020 | 1,111 | C | 0.378 | 1,083 | C | 0.368 |
| VIRGINIA AVE | OKEECHOBEE RD to HARTMAN RD | 940030 | 22,011 | 2017 | 3,020 | 1,169 | C | 0.398 | 1,126 | C | 0.383 |
| VIRGINIA AVE | HARTMAN RD to 35TH ST | 940030 | 22,011 | 2017 | 3,020 | 1,169 | C | 0.398 | 1,126 | C | 0.383 |
| VIRGINIA AVE | 25TH ST to 13TH ST | 940033 | 20,913 | 2017 | 3,020 | 1,093 | C | 0.372 | 1,164 | C | 0.396 |
| VIRGINIA AVE | 13TH ST to 11TH ST | 940794 | 22,873 | 2017 | 3,020 | 1,101 | C | 0.374 | 1,101 | C | 0.374 |
| VIRGINIA AVE | 11TH ST to SUNRISE BLVD | 940794 | 22,873 | 2017 | 3,170 | 1,101 | C | 0.356 | 1,101 | C | 0.356 |
| VIRGINIA AVE | SUNRISE BLVD to OLEANDER AVE | 940792 | 19,519 | 2017 | 3,020 | 1,063 | C | 0.362 | 992 | C | 0.337 |
| VIRGINIA AVE | OLEANDER AVE to COLONIAL RD | 940034 | 18,483 | 2017 | 3,170 | 1,043 | C | 0.338 | 1,020 | C | 0.330 |
| VIRGINIA AVE | COLONIAL RD to US 1 | 940034 | 18,483 | 2017 | 3,020 | 1,043 | C | 0.355 | 1,020 | C | 0.347 |
| VILLAGE PKWY | DISCOVERY WAY to TRADITION PKWY | 718 | 14,000 | 2019 | 2,650 | 732 | C | 0.595 | 797 | C | 0.648 |
| VILLAGE PKWY | BECKER RD to DISCOVERY WAY | 718 | 14,000 | 2019 | 1,710 | 732 | C | 0.951 | 797 | D | 0.466 |
| VILLAGE PKWY | TRADITION PKWY to WESTCLIFFE LN | 719 | 23,000 | 2019 | 1,710 | 1,208 | D | 0.706 | 1,265 | D | 0.740 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

## INTERRUPTED FLOW FACILITIES

### STATE SIGNALIZED ARTERIALS

**Class I** (40 mph or higher posted speed limit)

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | * | 830 | 880 | ** |
| 2 | Divided | * | 1,910 | 2,000 | ** |
| 3 | Divided | * | 2,940 | 3,020 | ** |
| 4 | Divided | * | 3,970 | 4,040 | ** |

**Class II** (35 mph or slower posted speed limit)

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | * | 370 | 750 | 800 |
| 2 | Divided | * | 730 | 1,630 | 1,700 |
| 3 | Divided | * | 1,170 | 2,520 | 2,560 |
| 4 | Divided | * | 1,610 | 3,390 | 3,420 |

**Non-State Signalized Roadway Adjustments**

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

**Median & Turn Lane Adjustments**

| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors |
|---|---|---|---|---|
| 1 | Divided | Yes | No | +5% |
| 1 | Undivided | No | No | -20% |
| Multi | Undivided | Yes | No | -5% |
| Multi | Undivided | No | No | -25% |
| – | – | – | Yes | + 5% |

**One-Way Facility Adjustment**

Multiply the corresponding directional volumes in this table by 1.2

### BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

| Paved Shoulder/Bicycle Lane Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-49% | * | 150 | 390 | 1,000 |
| 50-84% | 110 | 340 | 1,000 | >1,000 |
| 85-100% | 470 | 1,000 | >1,000 | ** |

### PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

| Sidewalk Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-49% | * | * | 140 | 480 |
| 50-84% | * | 80 | 440 | 800 |
| 85-100% | 200 | 540 | 880 | >1,000 |

### BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

| Sidewalk Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-84% | > 5 | ≥ 4 | ≥ 3 | ≥ 2 |
| 85-100% | > 4 | ≥ 3 | ≥ 2 | ≥ 1 |

## UNINTERRUPTED FLOW FACILITIES

### FREEWAYS

**Core Urbanized**

| Lanes | B | C | D | E |
|---|---|---|---|---|
| 2 | 2,230 | 3,100 | 3,740 | 4,080 |
| 3 | 3,280 | 4,570 | 5,620 | 6,130 |
| 4 | 4,310 | 6,030 | 7,490 | 8,170 |
| 5 | 5,390 | 7,430 | 9,370 | 10,220 |
| 6 | 6,380 | 8,990 | 11,510 | 12,760 |

**Urbanized**

| Lanes | B | C | D | E |
|---|---|---|---|---|
| 2 | 2,270 | 3,100 | 3,890 | 4,230 |
| 3 | 3,410 | 4,650 | 5,780 | 6,340 |
| 4 | 4,550 | 6,200 | 7,680 | 8,460 |
| 5 | 5,690 | 7,760 | 9,520 | 10,570 |

**Freeway Adjustments**

| Auxiliary Lane | Ramp Metering |
|---|---|
| + 1,000 | + 5% |

### UNINTERRUPTED FLOW HIGHWAYS

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | 580 | 890 | 1,200 | 1,610 |
| 2 | Divided | 1,800 | 2,600 | 3,280 | 3,730 |
| 3 | Divided | 2,700 | 3,900 | 4,920 | 5,600 |

**Uninterrupted Flow Highway Adjustments**

| Lanes | Median | Exclusive left lanes | Adjustment factors |
|---|---|---|---|
| 1 | Divided | Yes | +5% |
| Multi | Undivided | Yes | -5% |
| Multi | Undivided | No | -25% |

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

*Source:*
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Historical Growth Rate Calculation

| Segment | From | To | 2015 AADT | 2019 AADT | 4 Year Historical Growth Rate |
|---|---|---|---|---|---|
| Okeechobee Blvd | I-95 | McNeil Rd | 28,500 | 33,000 | 3.73% |
| | McNeil Rd | Virginia Ave | 26,500 | 30,500 | 3.58% |
| Jenkins Rd | Okeechobee Blvd | Orange Ave | 9,600 | 9,200 | -1.06% |
| Kings Hwy | Okeechobee Blvd | Graham Rd | 6,300 | 7,600 | 4.80% |
| | Graham Rd | Orange Ave | 8,400 | 7,000 | -4.46% |
| Orange Ave | Kings Hwy | I-95 | 17,300 | 19,800 | 3.43% |
| | I-95 | Jenkins Rd | 13,600 | 15,300 | 2.99% |
| Virginia Ave | Okeechobee Blvd | 35th St | 21,000 | 21,000 | 0.00% |
| | | Total | 131,200 | 143,400 | 2.25% |

*Source FDOT Historical Traffic Counts

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | | | | | |
| ****Proposed** | | | | | N/A |

## II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | Total gallons per day |
| **Change in Demand | Total gallons per day |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | Total gallons per day |
| **Change in Demand | Total gallons per day |

**C. Parks and Recreation (Residential Classifications Only):**
(Du x 2.6 = persons + 44,227 = population /LOS)

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | | | |
| **Urban District** | 5 acres per 1,000 people | | | |
| **Community** | 2.5 acres per 1,000 people | | | |
| **Neighborhood** | 1.36 acres per 1,000 people | | | |

**D. Public Schools (Residential Classifications Only):**
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

| | K-8 | High |
|---|---|---|
| **School Name** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning/FLU Enrollment Demand** | | |
| ****Proposed Zoning/FLU Enrollment Demand** | | |
| ****Change in Demand** | | |

| **E. Solid Waste: Residential (**2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning/FLU** | |
| ****Proposed Zoning/FLU** | |
| ***Change in Demand** | |

**F. Stormwater:**
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

| | |
|---|---|
| **Impact** | |

## III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | | |
| ****Proposed Zoning/FLU** | | |
| ***Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

## IV. Project Description

| **PHASING** |
|---|
| Is this project (phase) part of a larger project? [ ] Yes [ ] No |
| |
| If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date. |
| Total Project: Residential Units: Single Family: Multifamily: |
| Non-residential (square footage): |
| Mixed-use (describe use): |
| (If this is a single phase project, name it Phase I – Total) |

**RESIDENTIAL DATA**

| **Type** | **Phase** | **Number of Units** | **Acres** | **Expected beginning date** | **Expected completion date** |
|---|---|---|---|---|---|
| Single-family, detached | | | | | |
| Single-family, attached | | | | | |
| Multi-family | | | | | |
| Other (specify) | | | | | |

| NON-RESIDENTIAL DATA | | | | | |
|---|---|---|---|---|---|
| **Type(s) specify** | **Phase** | **Square footage** | **Acres** | **Expecting beginning date** | **Expected completion date** |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

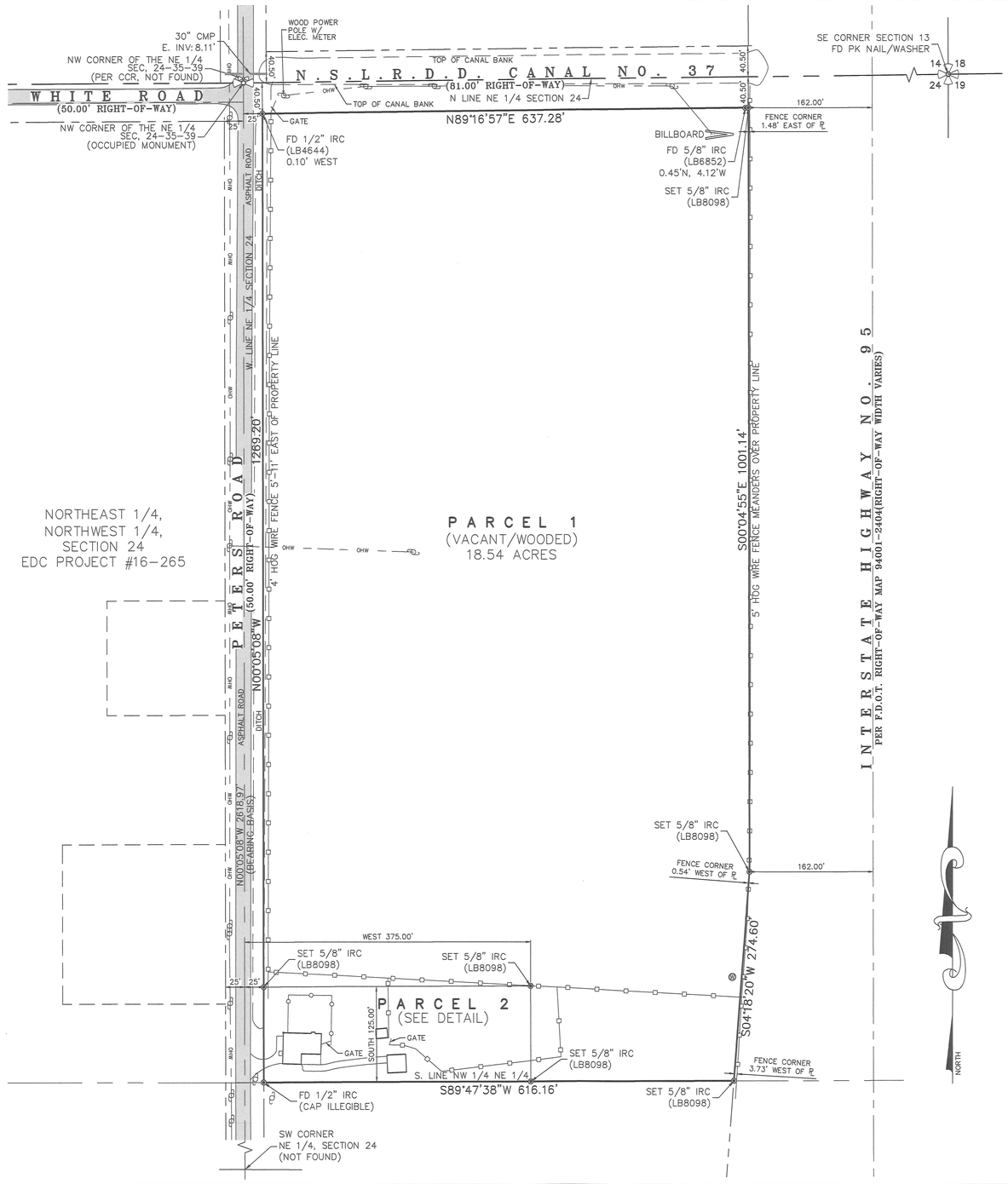
# BOUNDARY SURVEY

## FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

( IN FEET )
1 inch = 80 ft.







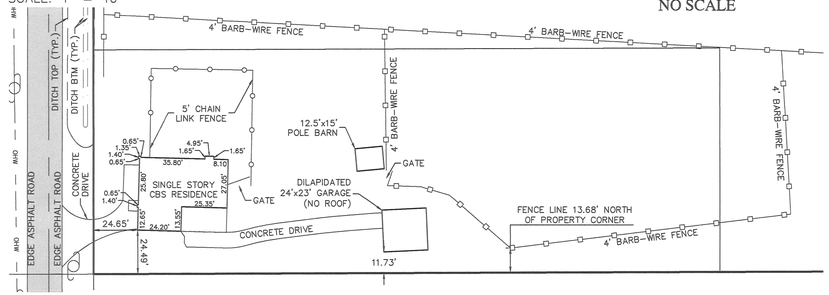
ST. LUCIE COUNTY, FLORIDA

## VICINITY MAP

NO SCALE

### PARCEL 2 DETAIL:

SCALE: 1" = 40'




### SYMBOL & ABBREVIATION LEGEND:

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| (A) | AIR RELEASE VALVE | (D) | DECORATIVE LIGHT POST | (F) | FPL MANHOLE | ☼ | METAL LIGHT POST | P.T. | POINT OF TANGENCY | ⊕ | STREET SIGN |
| AL | ARC LENGTH | (D) | DEED | SQ FT. | SQUARE FEET | MP | METAL PIPE | P.O.T. | POINT OF TERMINUS | TEL RISER | TELEPHONE RISER BOX |
| ASPH | ASPHALT | D.B. | DEED BOOK | GAS | GAS VALVE | MW | MONITORING WELL | PVC | POLYVINYL CHLORIDE | TOE | TOE OF SLOPE |
| BFP | BACK FLOW PREVENTER | ø | DIAMETER (DIA.) | GIS | GEOGRAPHIC INFORMATION SYSTEMS | MON | MONUMENT | PSL | PORT SAINT LUCIE, FLORIDA | TOB | TOP OF BANK/BERM |
| | BENCHMARK (BM) | D | DRAINAGE MANHOLE | GND | GROUND | NGVD29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | PLS | PROFESSIONAL LAND SURVEYOR | T.O.N. | TOP OF NUT |
| | BIKE RACK | DIP | DUCTILE IRON PIPE | | GROUND LIGHT | N/D | NON DESCRIPT NAIL AND DISK | R | RADIUS | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| CATV | CABLE RISER | E | EAST/EASTING | | GUY WIRE ANCHOR | N.R. | NON RADIAL | RGE | RANGE | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| (C) | CALCULATED | EOW | EDGE OF WATER | | HANDICAP | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | RTK | REAL TIME KINEMATIC | TWNSHP | TOWNSHIP |
| | CATCH BASIN | EB | ELECTRIC BOX | HDPE | HIGH DENSITY POLYETHYLENE PIPE | N | NORTH OR NORTHING | RWV | RECLAIMED WATER VALVE | T | TRAFFIC HANDHOLD |
| ℄ | CENTERLINE | EM | ELECTRIC METER | HWF | HOG WIRE FENCE | No. | NUMBER | RLS | REGISTERED LAND SURVEYOR | TSCB | TRAFFIC SIGNAL CONTROL BOX |
| CCR | CERTIFIED CORNER RECORD | ELEC PANEL | ELECTRICAL PANEL | | HYDRANT | O.R.B. | OFFICIAL RECORDS BOOK | RCP | REINFORCED CONCRETE PIPE | TYP | TYPICAL |
| CLF | CHAIN LINK FENCE | EL./ELEV. | ELEVATION | IN | INCH | OHW | OVER HEAD WIRES | R/W | RIGHT-OF-WAY | UNK | UNKNOWN |
| CHD. | CHORD | FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | INV | INVERT | PG | PAGE | R/C | ROD AND CAP | UNKN HH | UNKNOWN HANDHOLD |
| CO | CLEAN OUT | F.O. | FIBER OPTIC | IP | IRON PIPE | PCN | PARCEL CONTROL NUMBER | S | SANITARY MANHOLE | UNKN RISER | UNKNOWN RISER BOX |
| COMM RISER | COMMUNICATION RISER | FOHH | FIBER OPTIC HAND HOLE | IR | IRON ROD | PK NAIL | PARKER-KALON NAIL | SV | SANITARY VALVE | U | UNKNOWN TYPE MANHOLE |
| CONC | CONCRETE | | FIBER OPTIC MARKER | IR/C | IRON ROD AND CAP | PK/D | PARKER-KALON NAIL & DISK | SEC | SECTION | VCP | VITRIFIED CLAY PIPE |
| | CONCRETE LIGHT POST | FIBER RISER | FIBER OPTIC RISER | | IRRIGATION CONTROL VALVE | PCP | PERMANENT CONTROL POINT | | PROPERTY CORNER | WM | WATER METER |
| CM | CONCRETE MONUMENT | (M) | FIELD MEASURED | L | LENGTH | PRM | PERMANENT REFERENCE MONUMENT | | RIGHT-OF-WAY CONTROL | WV | WATER SERVICE METER (WM) |
| CPP | CONCRETE POWER POLE (CPP) | F.F.E. | FINISHED FLOOR ELEVATION | | LIGHT POST | P.B. | PLAT BOOK | | SIGN | WV | WATER VALVE (WV) |
| | CONCRETE POWER POLE W/STREET LIGHT | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | MAG/D | MAG NAIL MAG BRAND NAIL | (P) | PLAT DATA | S | SOUTH | W | WEST |
| | CONCRETE SIGNAL LIGHT POLE | FPL | FLORIDA POWER AND LIGHT | | MAILBOX | P.O.B. | POINT OF BEGINNING | | SPIGOT | WF | WOOD FENCE |
| CMP | CORRUGATED METAL PIPE | FT | FOOT | M.C. | MARTIN COUNTY | P.O.C. | POINT OF COMMENCEMENT | | SPRINKLER VALVE | | WOOD POLE STREET LIGHT |
| | CURB INLET | FM | FORCE MAIN | MHWL | MEAN HIGH WATER LINE | P.C.C. | POINT OF COMPOUND CURVE | S.L.C. | ST. LUCIE COUNTY | | WOOD POWER POLE |
| | | FND | FOUND | MLWL | MEAN LOWER WATER LINE | P.C. | POINT OF CURVATURE | STA | STATION | | |
| | | | | | | | | | STORMWATER DRAINAGE MANHOLE | | |

### SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

### LEGAL DESCRIPTION:

**PARCEL 1:**

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

**PARCEL 2:**

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

MICHAEL T. OWEN "PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA — MICHAEL T. OWEN — LICENSE NUMBER 5556 — PROFESSIONAL SURVEYOR & MAPPER

SIGNATURE DATE: 10-30-20


ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098


| | |
|---|---|
| DRAWN BY | SPT |
| CHECKED BY | MTO |
| FIELD CREW | JP |
| FILENAME | 20-298 Boundary_rev2.dwg |
| LAYOUT | LAYOUT1 |
| SCALE | AS SHOWN |
| DATE | October 29, 2020 |

| DATE | REVISION COMMENTS |
|---|---|
| 10/07/20 | REVISED PROJECT NAME - SPT |

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA


10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455


20-298

1 OF 1


USE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
Z:\EDC-2020\20-298 - Lazydays RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary_rev2.dwg, 10/30/2020 3:18 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

## Property Identification

Site Address: PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-122-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 14231
Map ID: 23/24N
Zoning: Comm Genra

## Ownership

R V Development Llc

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110



## Legal Description

24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W R/W I-95-LESS W 25 FT AND LESS N 40.5 FT AND LESS 125 FT X 375 FT IN SW COR- (17.70 AC) (OR 1828-2810)

## Current Values

| | |
|---|---|
| Just/Market Value: | $1,062,000 |
| Assessed Value: | $4,868 |
| Exemptions: | $0 |
| Taxable Value: | $4,868 |

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 17.7 |
| Land Size (SF): | 771,012 |

## Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| | |
|---|---|
| Date: | Sep 24, 2003 |
| Book/Page: | 1828 / 2810 |
| Sale Code: | XX02 |
| Deed: | WD |
| Grantor: | Griffin Chester B |
| Price: | $1,750,100 |
| Date: | Jan 1, 1900 |
| Book/Page: | |
| Sale Code: | |
| Deed: | |
| Grantor: | |
| Price: | $0 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: |
| A/C %: 0% | Heated %: N/A% | Sprinkled %: 0% |



Image or Sketch unavailable for display

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $1,062,000 |
| Just/Market: | $1,062,000 |
| Ag Credit: | $1,057,132 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $4,868 |
| Exemption(s): | $0 |
| Taxable: | $4,868 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 17.7 | North St. Lucie Water Management District | $327.45 |

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount

charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2020 | $1,062,000 | $4,868 | $0 | $4,868 |
| 2019 | $1,062,000 | $4,868 | $0 | $4,868 |
| 2018 | $1,062,000 | $4,868 | $0 | $4,868 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

## Property Identification

Site Address: 2398 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-123-0000-000-9
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 14232
Map ID: 23/24N
Zoning: RS-2 - Cou

## Ownership

RV Development LLC

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110



## Legal Description

24 35 39 S 125 FT OF W 375 FT OFSW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT- (1.00 AC) (OR 1762-3000)

## Current Values

| | |
|---|---|
| Just/Market Value: | $146,600 |
| Assessed Value: | $118,991 |
| Exemptions: | $0 |
| Taxable Value: | $118,991 |

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 1,086 |
| Gross Sketched Area (SF): | 2,222 |
| Land Size (acres): | 1 |
| Land Size (SF): | 43,560 |

## Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| | |
|---|---|
| Date: | Jul 25, 2003 |
| Book/Page: | 1762 / 3000 |
| Sale Code: | XX01 |
| Deed: | WD |
| Grantor: | Cope Kenneth C |
| Price: | $200,000 |
| Date: | Jan 12, 2001 |
| Book/Page: | 1357 / 0457 |
| Sale Code: | XX00 |
| Deed: | WD |
| Grantor: | Yates Betty I |
| Price: | $40,000 |

| | |
|---|---|
| Date: | Oct 11, 2000 |
| Book/Page: | 1338 / 0532 |
| Sale Code: | XX04 |
| Deed: | QC |
| Grantor: | Adams Pamela W |
| Price: | $100 |

| | |
|---|---|
| Date: | Nov 13, 1992 |
| Book/Page: | 0818 / 0903 |
| Sale Code: | XX01 |
| Deed: | PR |
| Grantor: | McQuown George |
| Price: | $0 |

## Building Information (1 of 1)

Finished Area: 1,086 SF

Gross Sketched Area: 2,222 SF

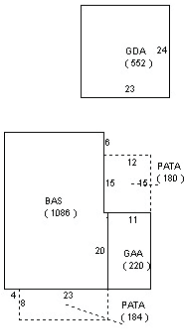
Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Metal | Roof Structure: Gable |
| Building Type: HC- | Year Built: 1940 | Frame: |
| Grade: C- | Effective Year: 1970 | Primary Wall: CB Stucco |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 2 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 1 | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: ELEC | Primary Floors: Carpet |
| A/C %: 100% | Heated %: 100% | Sprinkled %: N/A% |






## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| UTILITY AVG | 1 | 150 | |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $71,600 |
| Land: | $75,000 |

Current Year Exemption Value Breakdown

| | |
|---|---|
| Just/Market: | $146,600 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $27,609 |
| Assessed: | $118,991 |
| Exemption(s): | $0 |
| Taxable: | $118,991 |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2009 | 2009 | 12 | County Solid Waste | $276.14 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 1 | North St. Lucie Water Management District | $25.00 |

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2020 | $146,600 | $118,991 | $0 | $118,991 |
| 2019 | $151,000 | $108,174 | $0 | $108,174 |
| 2018 | $148,800 | $98,340 | $0 | $98,340 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| C1205-0403 | May 31, 2012 | Chainlink Fence | $0 | $0 |
| C21-110004 | Nov 1, 2001 | Demolition | $0 | $77 |
| C21-110570 | Mar 11, 2002 | Alterations/Remodeling | $39,330 | $520 |

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

Gonano & Harrell
Box 34

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 12,250.70
* Int Tax : $ 0.00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

# WARRANTY DEED

**This Warranty Deed** made this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL**, hereinafter called the grantor, to **R. V. DEVELOPMENT, LLC, a Florida limited liability corporation**, hereinafter called the grantee, whose address is: **2560 SE 12th Street, Pompano Beach, Florida 33062.**

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

**WITNESSETH:** That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in **St. Lucie** County, Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.**

**Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

**In Witness Whereof,** the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

CHESTER B. GRIFFIN

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** [✓] who are personally known to me or [ ] who produced their drivers license as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 895632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

**Exhibit "A"**

That portion of theWest 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East,lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

| | | |
|---|---|---|
| * Doc Assump: | $ | 0.00 |
| * Doc Tax : | $ | 1,400.00 |
| * Int Tax : | $ | 0.00 |

THIS INSTRUMENT PREPARED BY AND RETURN TO:
**Douglas E. Gonano, Esq.**
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-123-0000-000/9**

_____ Space Above This Line For Recording Data _____

**THIS WARRANTY DEED,** made the **25th** day of **July, 2003** by **Kenneth C. Cope and Joyce A. Cope, his wife,** herein called the Grantors, to **R.V. Development, L.L.C., a Florida limited liability company,** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

**Begin at the SW corner of the SW1/4 of the NW1/4 of the NE1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to point of beginning, less and excepting therefrom all existing rights of ways for public road and drainage canals. All lying and being in St. Lucie County, Florida.**

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** the same in fee simple forever.

**AND,** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

**IN WITNESS WHEREOF,** the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Stacy Ewing Consalvo
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

Kenneth C. Cope
**Kenneth C. Cope**
2398 Peters Road, Fort Pierce, Florida 34950

Joyce A Cope
**Joyce A. Cope**
2398 Peters Road, Fort Pierce, Florida 34950

**STATE OF FLORIDA**
**COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this 25th day of July, 2003 by Kenneth C. Cope and Joyce A. Cope, his wife, who are personally known to me or have produced FL. Drivers License as identification.

**SEAL**

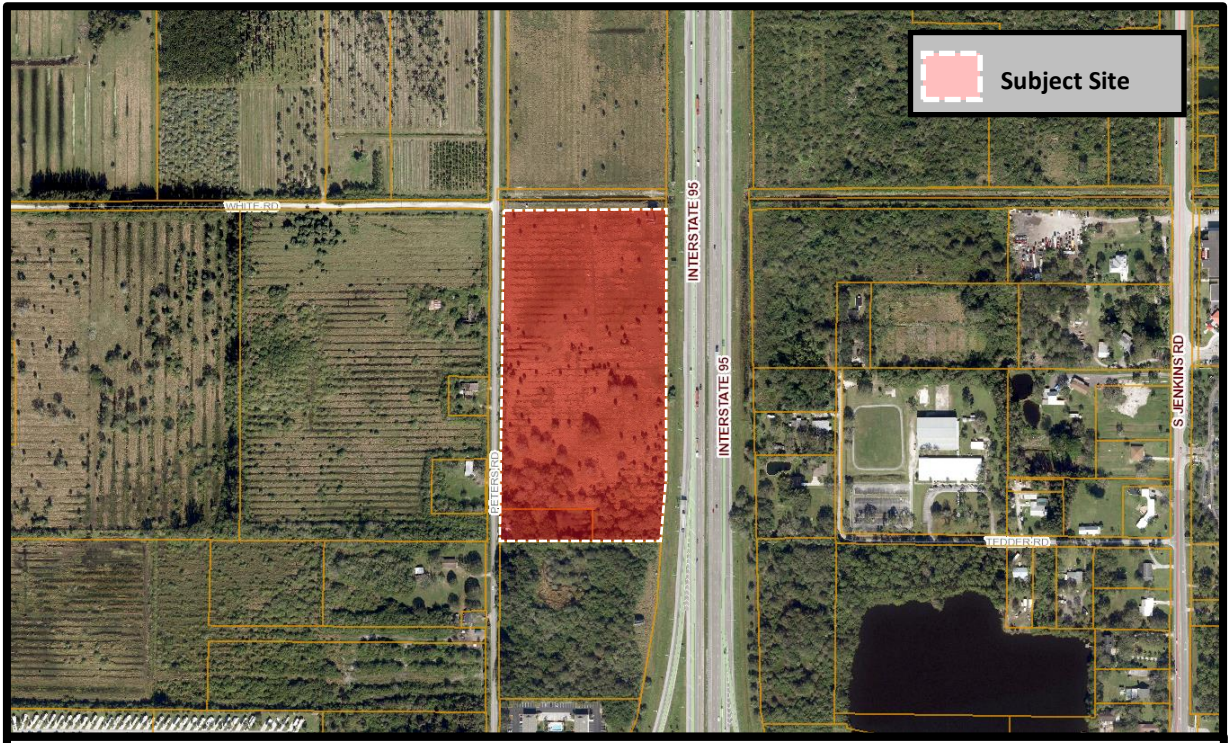
Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # [illegible] EXPIRES
May 28, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2243740 OR BOOK 1762 PAGE 3000
Recorded:07/30/03 09:07

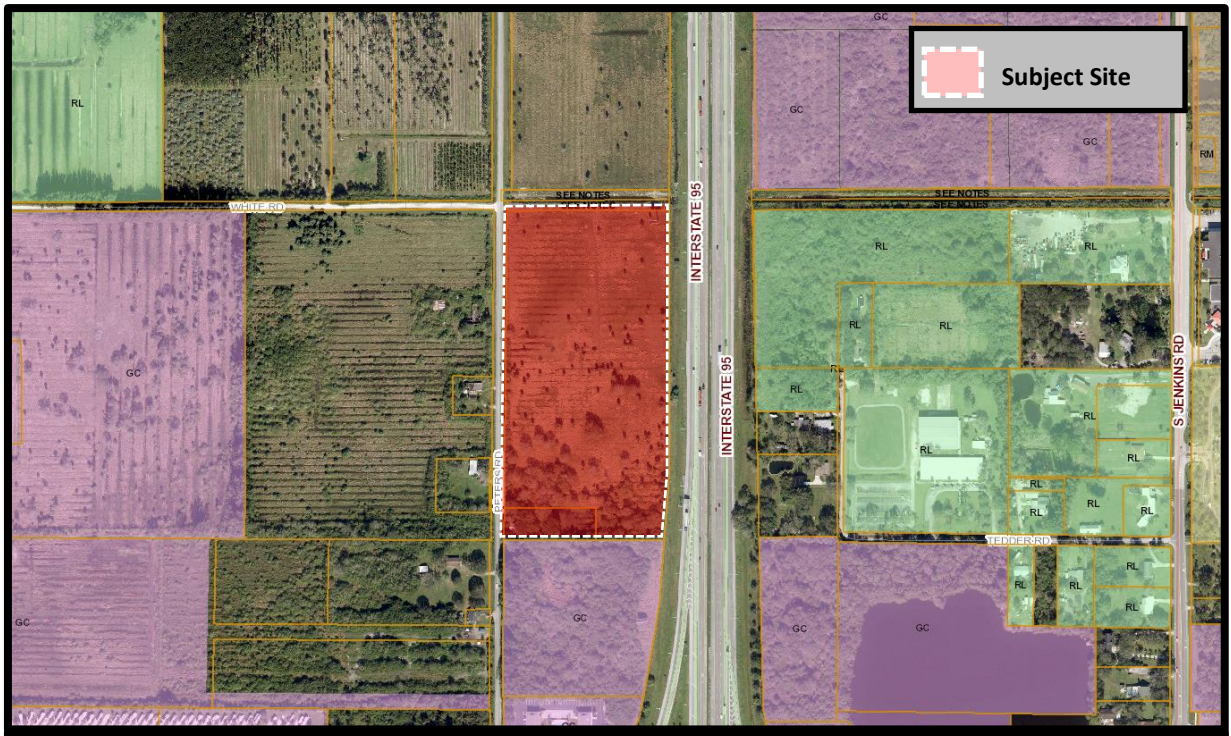
File No: **1600-001**




THE SUNRISE CITY
FORT PIERCE
Florida

**Future Land Use and Zoning Atlas Map Amendment**
**2398 Peters Road**
**Aerial Map**

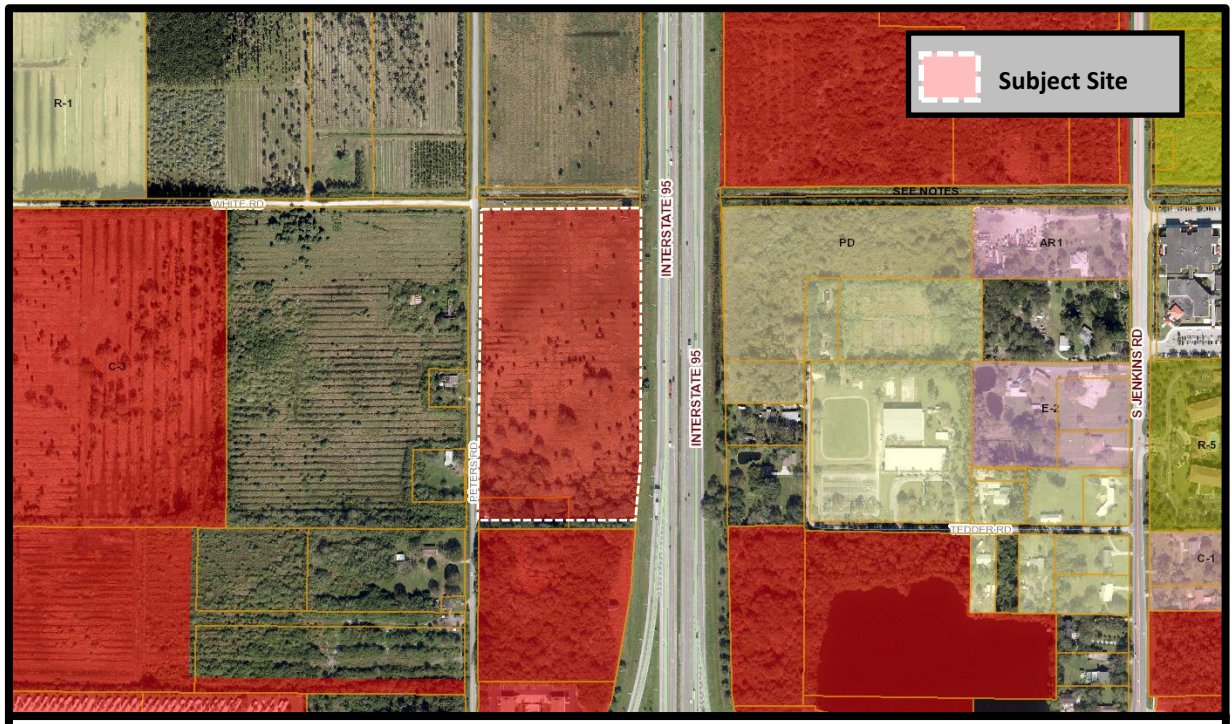
N
W E
S




THE SUNRISE CITY
FORT PIERCE
Florida

**Future Land Use and Zoning Atlas Map Amendment**
**2398 Peters Road**
**Future Land Use Map**

N
W E
S




THE SUNRISE CITY
FORT PIERCE
Florida

**Future Land Use and Zoning Atlas Map Amendment**
**2398 Peters Road**
**Zoning Map**

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 20, 2020

Brad Currie
10250 SW Village Parkway
Port St. Lucie, FL 34987

**Subject:** **Zoning & Future Land Use - 2398 Peters Road**
**Technical Review Project # 20-06000005**

**Fort Pierce Planning:**

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.
3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

# Technical Review Committee Meeting

## January 21, 2021

TECHNICAL REVIEW PROJECT # 20-06000005

Rezoning and Future Land Use – Project Hurricane – 2398 Peters Road (2 Parcels)

**Comments**

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the 2398 Peters Road TRC Rezoning application package for the 2 parcels and there is no objection to the application. FPUA's water and sewer services are available to serve this location, see attached utility map.

FPUA Electric & Gas Engineering: Approved - Presently, there is existing electric service to the site (from Peters Road) at 2398 Peters Road. Electric service is available to the site (from Peters Road) for the propose project. Please provide electric load information and AutoCAD drawing, if additional services needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

Gas service is available to the site (from Peters Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com

Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above. Attached is a copy of the FPUA GIS Map (Electric and Gas).

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

January 20, 2021

**PROJECT:** Project Hurricane – 2398 Peters Road

**REF:** TRC App. #20-06000005

**TO:** Brandon Creagan

**FROM:** David Hays

The following comments are offered based on application package received January 13.

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.
2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.
3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.
4. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

Cc: Alicia Rosenthal

January 25, 2021 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: 2398 Peters Road – Zoning & Future Land Use**
**TRC Response to Comments**
**TRC Project # 20-06000005**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on January 20, 2020 for a project known as Zoning & Future Land Use – 2398 Peters Road. Each comment is identified below followed by a response in ***bold italics***.

## Planning Department

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.

***RESPONSE: Correct. The submittal of development and design review will be forthcoming. Submittal of the concurrency review and fees associated with it were submitted to the City on 01/15/2021.***

2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.

***RESPONSE: Acknowledged.***

3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

***RESPONSE: Acknowledged.***

## Public Works / Engineering Department

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.

***RESPONSE: Comments associated with the pre-application meeting will be addressed as part of the development review application submittal.***

2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.

***RESPONSE: Acknowledged.***

3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two-lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.

***RESPONSE: Actual trips will be determined at the time of development review approval. The applicant understands improvements to Peters Road will be required with the development of the subject property.***

4. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

***RESPONSE: Acknowledged.***

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta
Planner

cc: Srinivas Kuchipudi – Project Hurricane

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-01-25_B_Creagan_2398_Peters_FLU_Rezone_Rsp2Cmts_20-298.docx

**Planning Board** **7. a.**

Meeting Date: 03/08/2021

Information

REQUESTED ACTION

Rezoning - Project Hurricane - 2398 Peters Road

LOCATION

2398 Peters Road

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicant Responce to TRC Comments

**Form Review**

Form Started By: Brandon Creagan Started On: 03/01/2021 05:56 PM

Final Approval Date: 03/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

| | |
|---|---|
| **TO:** | Members of the City of Fort Pierce Planning Board |
| **THROUGH**: | Jennifer Hofmeister, AICP, LCAM, Planning Director |
| **FROM:** | Brandon Creagan, MCRP, LEED Green Associate, Planner |
| **RE:** | **Application for Future Land Use Map Amendment**<br>**Application for Zoning Atlas Map Amendment**<br>**Project Hurricane – 2398 Peters Road** |
| **BOARD DATE:** | March 8, 2021 |

## STAFF REPORT

| | |
|---|---|
| **Property Owner** | R.V. Development, LLC<br>547 Wash Roberts Lane<br>McMinnville, TN 37110 |
| **Representative**: | Engineering, Design, & Construction Inc.<br>2980 South 25th Street<br>Fort Pierce, Florida 34981 |
| **Requested Action:** | Approval to change the Future Land Use of two (2) parcels from Mixed Use (MXD) to General Commercial (GC)<br><br>Approval to Rezone two (2) parcels from Single Family, 2 du/acre (E-2) to General Commercial (C-3) |
| **Site Location:** | 2398 Peters Road |
| **Parcel IDs:** | 2324-123-0000-000-9 & 2324-122-0001-000-3 |
| **Existing Use:** | Vacant |
| **Parcel Size:** | 18.70 acres |
| **Current Future Land Use:** | Mixed Use (MXD) (Upon Annexation) |
| **Current Zoning:** | Single Family, 2 du/acre (E-2) (Upon Annexation) |

**Proposed Future Land Use:** General Commercial (GC)

**Proposed Zoning:** General Commercial (C-3)

| | North | East | South | West |
|---|---|---|---|---|
| **Surrounding FLU:** | RU (SLC) | RL(FP)<br>RU (SLC) | GC (FP) | MXD (SLC) |
| **Surrounding Zoning:** | RS-2 (SLC) | PD (FP)<br>RS-2 (SLC) | C-3 (FP) | RS-2 (SLC) |

**Staff Analysis:**

***Request***

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the Zoning Atlas (Rezoning) from Single Family, two (2) du/acre (E-2) to General Commercial (C-3) to develop the site for a future RV sales business. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

***Future Land Use and Zoning Designation Comparison***

The subject site currently has a Future Land Use of Mixed Use (MXD). The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial—General and/or Neighborhood
- Commercial—Town Center
- Hotel (minimum 100 units)
- Office Uses—Professional and/or medical
- Industrial
- Institutional

The applicant is seeking a Future Land Use of General Commercial (GC) to be consistent with the development that will be proposed on the site. Due to the proposed development not containing at least two (2) different uses as required in the Mixed-Use category described above, the parcel cannot maintain the Mixed-Use Future Land Use as it would not be compatible with the Comprehensive Plan. The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily

residential, intensive/general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks/recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

As the area is surrounded by land use that is either General Commercial (GC), Medium Density Residential (RM), Mixed Use (MXD), or Residential Urban, 5 du/ac (RU), the requested General Commercial land use is compatible with its surrounding uses. The property to the north that abuts these parcels currently has an annexation application submitted and the intention is to change the Future Land Use and Zoning of that property to GC and C-3 respectively. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard.

The traffic study concluded that the change in land use can be accommodated with the current funded long-range transportation network and the proposed daily trips will not have a significant impact on the transportation network. At the time of submittal of a development proposal for the subject site, the applicant will be required to submit for review and approval of a subsequent traffic study that analyzes the traffic impacts of the proposed development and layout of the site plan. The nearby roadway of Kings Highway from Orange Avenue to Okeechobee Road is currently undergoing a planned Department of Transportation reconstruction that includes road widening, intersection improvements, and drainage improvements.

***Standards for Review***

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the proposed applications:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The current zoning of Single Family, 2 du/acre (RS-2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

***Technical Review Committee***

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

***Staff Recommendation Future Land Use Map Amendment***

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Staff recommends that the Local Planning Agency (Planning Board) forward a recommendation of **APPROVAL** to the City Commission.

***Staff Recommendation Zoning Atlas Map Amendment***

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Application for Zoning Atlas Map Amendment

**Application submission shall include the following:**

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

**1.** Property Address/Location: _____

**2.** Property Tax ID(s): _____

**3.** Total Acreage:_____

**4.** Existing Future Land Use Designation: _____

**5.** Existing Zoning Classification: _____

**6.** Proposed Zoning Classification: _____

**7.** Other applications being submitted concurrent with this application, if any: _____

**8.** Describe the existing uses, improvements and structures on the amendment lands: _____

_____

**9.** Are there any identified or possible historical structures on the amendment lands? _____

**10.** The reason for making this request: _____

_____

## 11. CAPACITY ANALYSIS

### I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | | | | | |
| **Proposed** | | | | | N/A |

### II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person<br>(du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

**C. Parks and Recreation (Residential Classifications Only):**
(Du x 2.6 = persons + 44,227 = population /LOS)

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | | | |
| **Urban District** | 5 acres per 1,000 people | | | |
| **Community** | 2.5 acres per 1,000 people | | | |
| **Neighborhood** | 1.36 acres per 1,000 people | | | |

**D. Public Schools (Residential Classifications Only):**
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

| | K-8 | High |
|---|---|---|
| **School Name** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning Enrollment Demand** | | |
| **Proposed Zoning Enrollment Demand** | | |
| **Change in Demand** | | |

**E. Solid Waste:**
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

| | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning** | |
| **Proposed Zoning** | |
| **Change in Demand** | |

**F. Stormwater:**
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

| | |
|---|---|
| **Impact** | |

## III. Transportation Analysis

| **G. Traffic** Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning** | | |
| **Proposed Zoning** | | |
| **Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

**12.** Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

**13.** Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**14.** Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**15. Applicant Acknowledgements** (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____
Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

**16. Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (seal)

**OFFICE USE:**

**DATE RECEIVED:**_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

**Application submission shall include the following:**

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____
   _____
8. Describe the existing uses, improvements and structures on the amendment lands: _____
   _____
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____
    _____
    _____

**11. Capacity Analysis:**

**I. Site Data:**

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | | | | | |
| **Proposed** | | | | | N/A |

## II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning | Total gallons per day |
| Proposed Zoning | Total gallons per day |
| **Change in Demand** | **Total gallons per day** |

**C. Parks and Recreation (Residential Classifications Only):**
(Du x 2.6 = persons + 44,227 = population /LOS)

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | | | |
| **Urban District** | 5 acres per 1,000 people | | | |
| **Community** | 2.5 acres per 1,000 people | | | |
| **Neighborhood** | 1.36 acres per 1,000 people | | | |

**D. Public Schools (Residential Classifications Only):**
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

| | K-8 | High |
|---|---|---|
| **School Name** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning Enrollment Demand** | | |
| **Proposed Zoning Enrollment Demand** | | |
| **Change in Demand** | | |

| **E. Solid Waste:**<br>2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning** | |
| **Proposed Zoning** | |
| **Change in Demand** | |

| **F. Stormwater:** Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event) | |
|---|---|
| **Impact** | |

| **G. Transportation Analysis:** Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning** | | |
| **Proposed Zoning** | | |
| **Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

**12.** Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

**13.** Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**14.** Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

**15. Applicant Acknowledgements** (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____

Applicant's Signature

Date

Address State Zip

Phone Fax E-mail Address

**16. Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

Signature of Notary (seal)

**OFFICE USE:**

**DATE RECEIVED:**_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

**R.V. Development, LLC**
547 Wash Roberts Lane
Mc Minnville, TN 37110

# AGENT CONSENT FORM

Project Name: Peters Road Annexation

Parcel ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES A WYNNE III, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5th day of October 2020, by James A. Wynne III (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification and who did (did not) take an oath.

Sheila Butcher
Notary Signature

Sheila Butcher
Printed Name of Notary

SHEILA BUTCHER STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY
(Notary Seal)

07-27-2021
My commission expires

Owner's Signature

JAMES A WYNNE III
Owner's Name

547 WASH ROBERTS LANE
Street Address

MCMINNVILLE, TN 37110
City, State, Zip

EMAIL: budwynne@AOL.com
Telephone / Email

**PROJECT NARRATIVE & COVER LETTER**
**Project Hurricane - Peters Road**
Future Land Use & Rezone Application
December 29, 2020

## REQUEST

**On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting a Future Land Use and Rezone application for an 18.54 +/- acre parcel currently located in St. Lucie County, Florida for a proposed RV Sales & Service Center with associated site improvements. Application for annexation is currently under review by the City of Fort Pierce. The subject parcels are generally located on the west side of I-95, approximately 1,300 feet south of Graham Road in St. Lucie County, Florida.**

## SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located west of I-95 and north of Okeechobee Boulevard, currently in the jurisdiction of St. Lucie County. The parcels can be identified in the below table:

| Parcel ID: | Address: | Acreage: | FLU: | Zoning: |
|---|---|---|---|---|
| 2324-122-0001-000-3 | Peters Road | 17.70 | MXD | RS-2 / CG |
| 2324-123-0000-000-9 | 2398 Peters Road | 1.00 | MXD | RS-2 |

These parcels are currently in the jurisdiction of St. Lucie County, for which an annexation application is currently under review by the City of Fort Pierce. These parcels have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation (St Lucie County). The applicant is requesting approval to change the Future Land Use designation to Commercial General (CG) and the underlying Zoning designation to Commercial (C-3)

North of the subject property is right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by an undeveloped residential parcel. The undeveloped parcel has a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2).

To the west of the subject property lies the right-of-way of Peters Road followed by residential parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed Use MXD) and an underlying Zoning designation of Residential (RS-2).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject property lies the right-of-way of Interstate 95 followed by developed and undeveloped parcels. The parcels to the northeast are located in the City of Fort Pierce and have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Planned Development (PD). To the southwest are developed parcel located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use Designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2)

## PROPOSED USE

The applicant is requesting this change in FLU and Zoning to accommodate a proposed national RV sales and repair center. Once FLU and Zoning is approved, the applicant will move forward with Development Review approval.

***Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.***

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Justification Statement\2020-12-29_Project_Hurricane_FLU_Rezone_Application_20-298.docx

# Project Hurricane
# Commercial Development

## Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

&

City of Fort Pierce Building Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34952
772-223-5200

# INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code and City of Fort Pierce Standards. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The properties are further identified by St. Lucie County Property Appraiser as property identification number(s): 2324-122-0001-000-3 and 2324-123-0000-000-9. The parcel is located on Peters Road, just west of I-95. The overall site acreage of the parcel is ±18.25 acres.

Currently, the site is being utilized for cattle grazing, and there is road access to the property via a gate on Peters Road. The proposed project is for the creation of 318 RV temporary parking spaces and accompanying facilities for repair, sales, and regular parking. As the project is greater than 10 acres, this project requires an Environmental Impact Report (EIR) as part of the County approval process. See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

**1. A vegetation and substrate survey including:**

**a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;**

The parcel is located on Peters Road, west of I-95. The overall site acreage of the parcel is ±18.25 acres. No dune areas exist or Coastal Construction Control Lines. The majority of the parcel is improved pasture (FLUCCS #211).

**b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;**

No marsh or mangrove forest areas exist on the parcel. This parcel consists of uplands with the majority of the parcel classified as unimproved pasture (FLUCCS #211), consisting of grazing land, remnant ridges and furrows of previous agricultural operation. The substrate consists of Nettles and Oldsmar sands, Riviera sand, Wabasso sand, and Winder loamy sand soil types which consists of somewhat poorly drained soil that will tolerate standing water during wet seasons.

**c) Extent and acreage of all upland hammock forests; and,**

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of improved pasture (FLUCCS #211) and Residential (FLUCCS #110). The dominant vegetation within the upland areas consist of Bahia grass. The parcel also contains minimal scattered occurrences of cabbage palms

and Live Oak. The southern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

# 211: Improved pasture ±17.0 acres total
# 110: Residential ± 1.25 acres total

The vegetation observed in the upland includes:

Bahia grass *(Paspalum notatum*) Slash Pine (*Pinus densa*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

**d) Extent and acreage of all wetlands.**

State jurisdictional wetlands do not exist on the parcel.

**2. A statement of jurisdictional control over the environmental area.**

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

**3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.**

State jurisdictional wetlands are not present on the parcel. Wetlands were not delineated.

**4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.**

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

**5. The identification of any area that has experienced overwash of the primary dune.**

Not Applicable.

**6. The identification of any area subject to breach during storm conditions.**

Not Applicable.

**7. An assessment of the impacts upon onsite vegetation and wildlife.**

The upland areas on the property will be impacted by construction; as the intended use is for an RV Facility. However, this habitat that will be impacted does not contain critical habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit; however grazing Cows have been observed on site. Due to the nature of the site, impacts to native wildlife will be minimal.

**8. An assessment of the impacts upon onsite and off-site natural resources.**

The overall onsite impacts will be minimal. The majority of the impacted vegetation will consist of Cabbage Palms, Live Oaks, Bahia grass, and other non-descript pasture grasses. Trees qualifying for protection, i.e. Cabbage Palms, will be mitigated as described in section 11.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area around the property consists of major state roads, Okeechobee Road lies to the south, and Peters Road. to the west. Interstate 95 lies to the east. The extended area beyond the property's perimeter consist of various remnant agricultural lands that appear to be used for grazing or other similar uses. The property has no apparent immediate links to habitat areas or wildlife corridors.

**9. A detailed description of the planned approach to minimize impacts.**

The applicant has minimized overall impacts with the development of a site plan that does not intend to disrupt natural habitat, as none exists on site. In addition, a 1.75-ac. lake will be created, providing habitat for native animals. The remaining impacts on the parcel will mainly be to low pasture grasses.

**10. A detailed description of the proposed alterations or disturbances being proposed.**

The applicant proposes to construct a commercial development, titled Project Hurricane. This site is intended for use of RVs and accompanying facilities and will have zero impact to native habitat, as none exists on site.

**11. A detailed description of the proposed mitigation plan to off set impacts.**

The applicant is not directly impacting native habitats. The only mitigation necessary will the tree for tree mitigation of the Cabbage Palms and Live Oak Trees, which will take place on-site with additional planting.

**12. A plant and animal survey for onsite federal and state protected species.**

A preliminary plant and animal survey was conducted by EDC, Inc. in December 2020, No resident listed animal species were observed on the property. No listed plants were observed on the property.

**13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.**

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review. Drainage plans will be designed to utilize existing drainage permits issued March 31, 1997.

**14. A sea turtle protection plan.**

A sea turtle protection plan is not applicable to this property.

**15. A shoreline stabilization plan.**

A shoreline stabilization plan is not applicable for this property.

**16. A gopher turtle protection plan.**

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

# Appendix A
# Site Maps



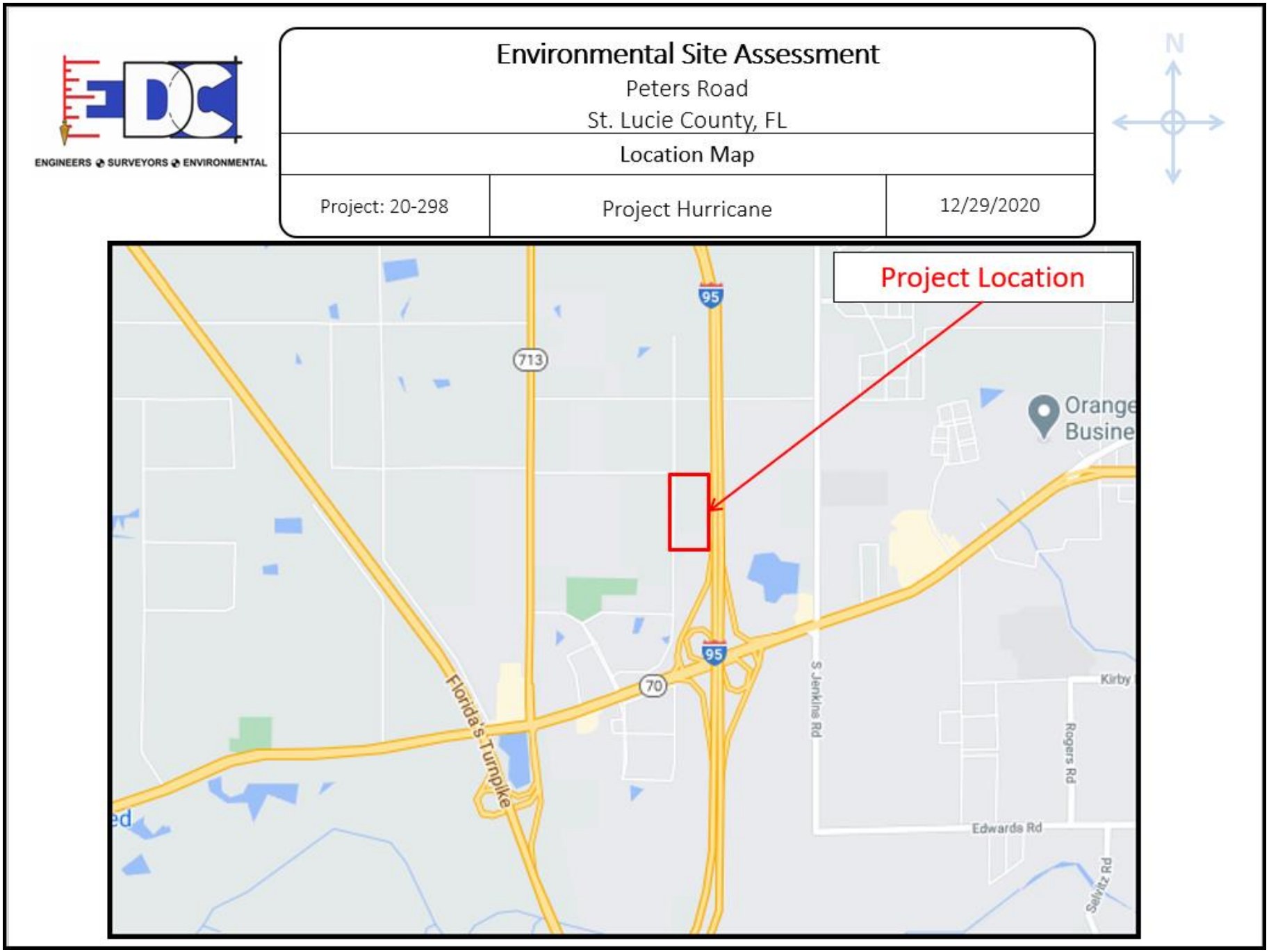



**Figure 1. Location Map.**




**Figure 2. Site Map.**

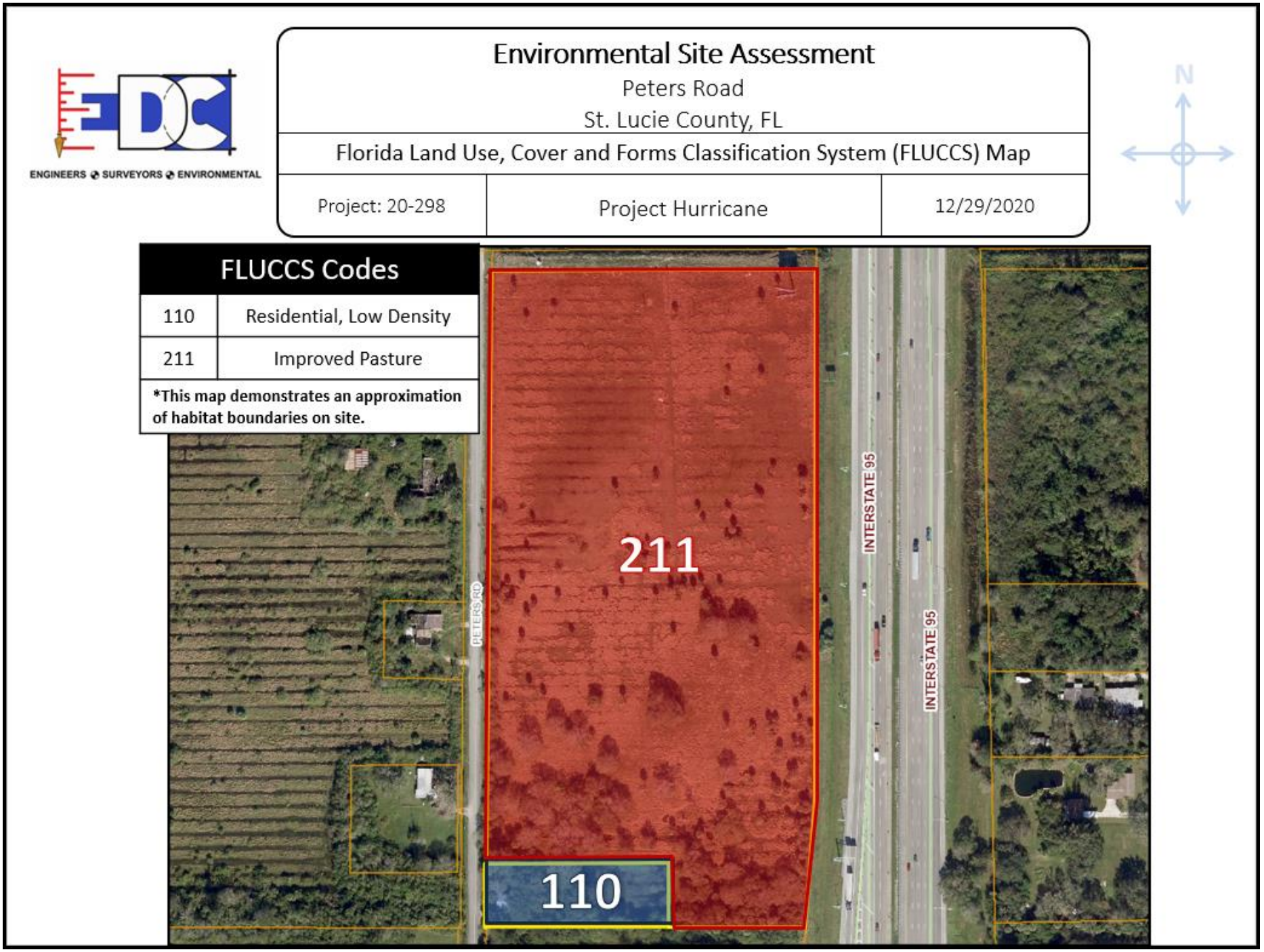



**Figure 3. Existing Habitat/FLUCCS Map.**

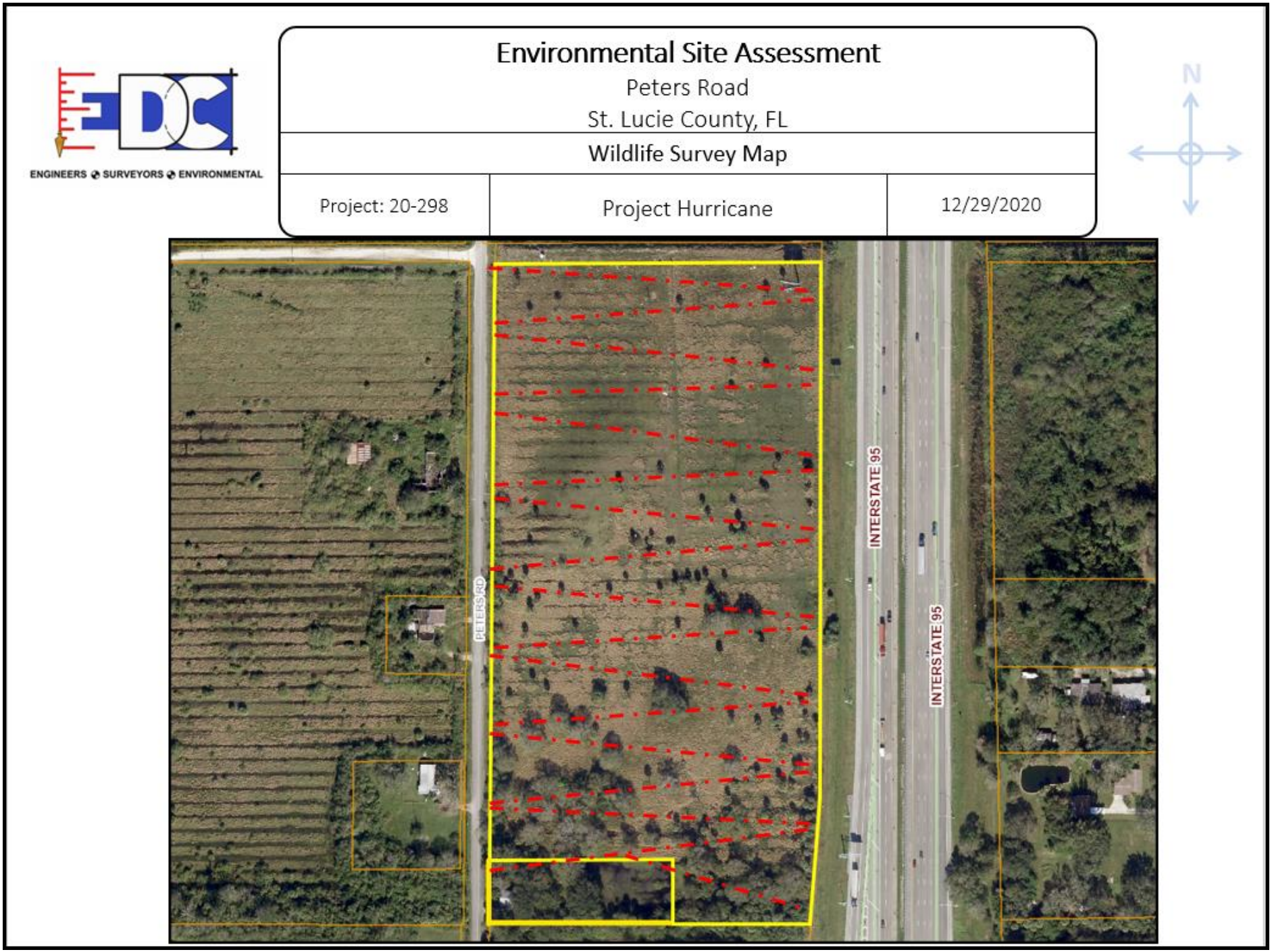



**Figure 4. Wildlife Survey Map.**

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

# Environmental Site Assessment

Peters Road

St. Lucie County, FL

## Soil Map

| Project: 20-298 | Project Hurricane | 12/10/2020 |
|---|---|---|

N

**St. Lucie County, Florida (FL111)**

St. Lucie County, Florida (FL111)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 25 | Nettles and Oldsmar sands | 2.3 | 10.6% |
| 38 | Riviera fine sand, 0 to 2 percent slopes | 4.6 | 20.9% |
| 48 | Wabasso sand, 0 to 2 percent slopes | 4.8 | 22.0% |
| 55 | Winder loamy sand | 10.1 | 46.5% |
| **Totals for Area of Interest** | | **21.8** | **100.0%** |

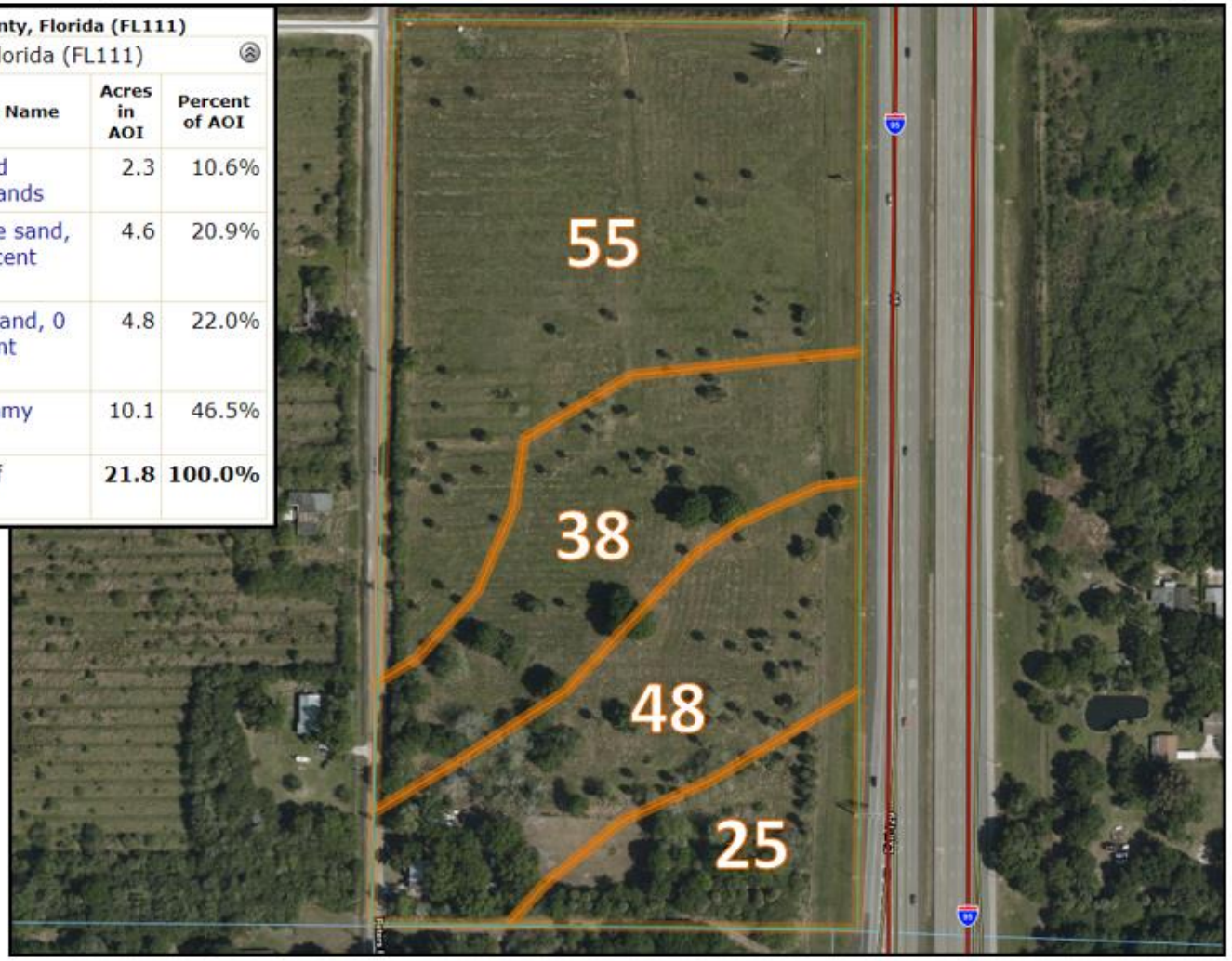



**Figure 5. Soil Map.**

O'ROURKE
ENGINEERING & PLANNING

# TRAFFIC ANALYSIS

**FOR**

**Project Hurricane**

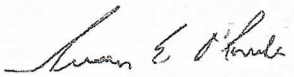
**Prepared for:**

**EDC**
**10250 SW Village Parkway**
**Port St. Lucie, FL 34987**

**Prepared by**

**O'Rourke Engineering & Planning**
**22 SE Seminole Street**
**Stuart, Florida 34994**
**772-781-7918**

**December 28, 2020**
**SR20122.0**

| | |
|---|---|
| Prepared by:<br>O'Rourke Engineering & Planning<br>Certificate of Authorization: #26869<br>22 SE Seminole Street<br>Stuart, Florida 34994<br>772-781-7918 | Professional Engineer<br>  <br>Susan E. O'Rourke, P.E.<br>Date signed and sealed: 12/28/20<br>License #: 42684 |

O'ROURKE
ENGINEERING & PLANNING

December 28, 2020

Mr. Brad Currie
EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

**Re: Project Hurricane**

Dear Mr. Currie:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for five parcels of land located west of South Jenkins Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

**O'Rourke Engineering & Planning**

Susan E. O'Rourke, P.E.
Registered Civil Engineer

*C6 - Project Hurricane*

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

## TABLE OF CONTENTS


INTRODUCTION 1

PROJECT DESCRIPTION 1

EXISTING CONDITIONS 3

PROJECT TRAFFIC 5

PROJECT DISTRIBUTION / ASSIGNMENT 5

LRTP LINK ANALYSIS / REVIEW 9

FIVE YEAR ANALYSIS / REVIEW 9

CONCLUSION 9


### TABLES


TABLE 1: Project Trip Generation - Buildout 6
TABLE 2: Project Trip Generation - 5 Year 7
TABLE 3: Long Range Project Percent Impact 10
TABLE 4: Long Range Link Analysis 11
TABLE 5: 5 Year Project Percent Impact 12
TABLE 6: 5 Year Link Analysis 13


### FIGURES


FIGURE 1: Project Location 2
FIGURE 2: Roadway Network 4
FIGURE 3: Project Traffic Assignment 8


### APPENDICES


APPENDIX A: Site Location
APPENDIX B: Roadway Details/LTRP Model Data/St. Lucie County 5-Year TIP
APPENDIX C: St. Lucie County 2019 Level of Service Report,
FDOT 2020 Quality Level of Service, Other Project Data, Growth Rate Data

## INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

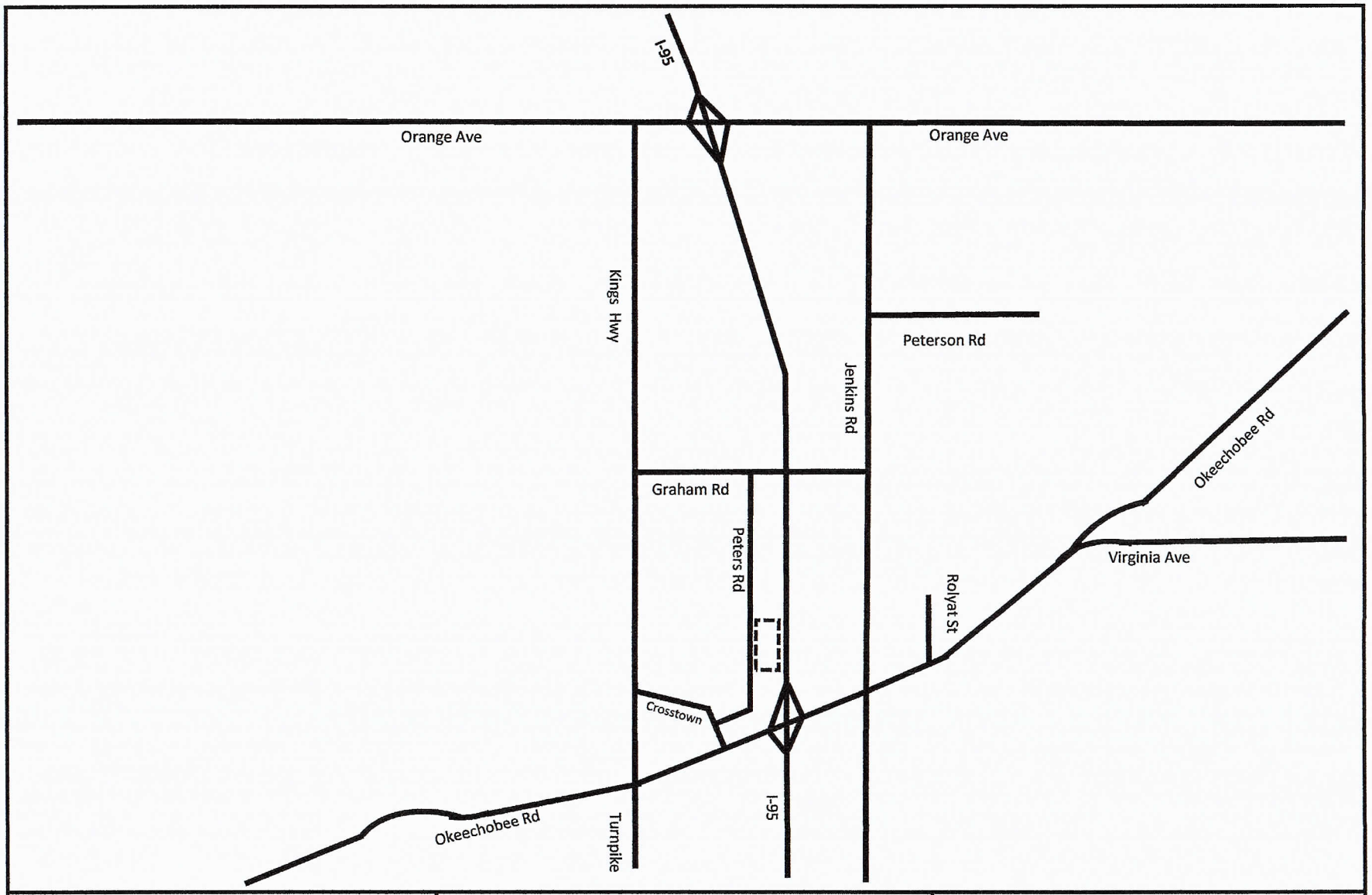
In order to make that determination, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

## PROJECT DESCRIPTION

The subject property consists of 18.54 acres located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of MXD-2 with a zoning of RS-2 which allows 9 single-family dwelling units per acre. Therefore, a maximum of 166 single-family dwelling units is possible with the existing land use. The proposal is to change the land use to general commercial, which allows up to a height of 65 feet on 60% coverage to a maximum FAR of 1.0. Using this calculation 807,602 square feet of building could be constructed. Under the proposed land use and zoning medical office would generate the most traffic. The site is currently vacant. The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.




| | | |
|---|---|---|
| NTS<br>Job Number: SR20122.0 | O'ROURKE ENGINEERING & PLANNING<br>22 SE Seminole Street<br>Stuart, Fl, 34994<br>12/22/2020 | Legend<br>= Project Location |

Figure 1
Project Location
Project Hurricane

## ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

### Existing/Proposed Lane Geometrics and Traffic Control

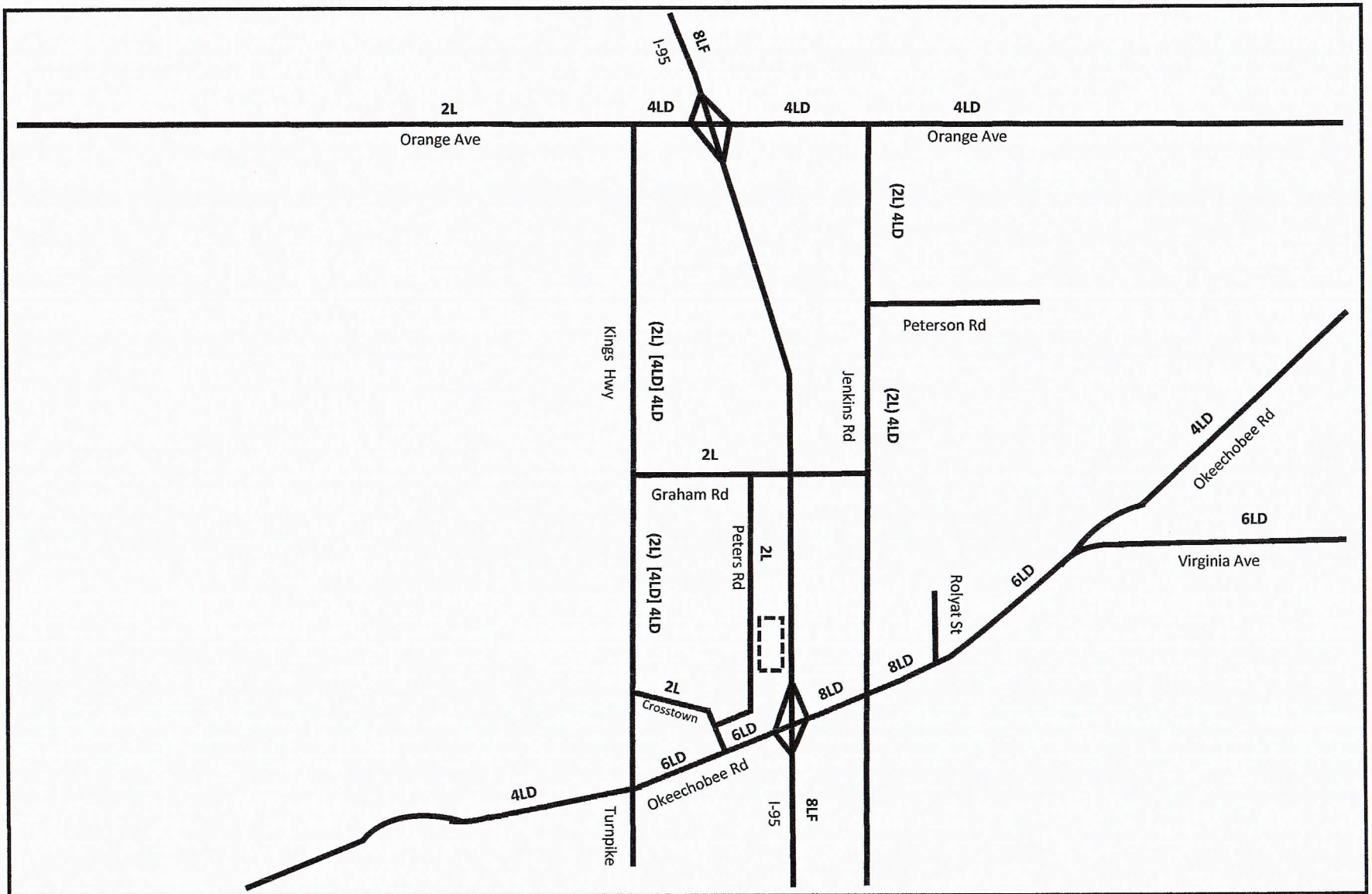
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment. It is shown as a four-lane divided roadway in the 2045 cost feasible plan.
- Graham Road is a two-lane local roadway with a north/south alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2045 Network. Roadway details are included in **Appendix B**.

### Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019 Level of Service Report. These documents are included in **Appendix C.**




NTS

O'ROURKE ENGINEERING & PLANNING

969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994

Job Number: SR18021.0 | Date: 2/20/18

## Legend

= Project Location

(XX) = Existing Conditions if different than 2045 Network
[XX] = Commited 5-Year TIP
XX = 2045 Lane

## Figure 2

2045 Roadway Network

Project Hurricane

## PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Medical-Dental Office (Land Use Code 720) was applied for the 807,602 square feet allowed under the proposed future land use. The Single-Family Detached Housing (Land Use Code 210) was applied to estimate the trips generated by the 166 units for the existing future land use. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses was calculated and the subject of this study to get the net new trips generated by the LUPA.

As shown, at buildout the project will generate 26,189 new daily trips. There will be 1,167 net new AM peak hour trips with 975 trips entering the project and 192 trips exiting the project. The project will generate 2,301 net new PM peak hour trips with 586 trips entering the project and 1,715 trips exiting the project.

Approximately 200,000 square feet are estimated to be constructed for the 5-year scenario. The five-year Trip Generation is shown in **Table 2**.

## PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

**Distribution/ Assignment** – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3.**

**Table 1 - Trip Generation**

**Table 1a- Daily**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by | | Daily Net Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 807,602 | SF | T = 38.42(X) - 87.62 | 50% | 50% | 15470 | 15470 | 30940 | 3094 | 10% | 13923 | 13923 | 27846 |
| | | | | | | | | | | | | | | |
| **Existing Land Use** | | | | | | | | | | | | | | |
| Single-Family Detached Housing | 210 | 166 | DU | Ln(T) = 0.92Ln(X) + 2.71 | 50% | 50% | 829 | 829 | 1657 | 0 | 0% | 829 | 828 | 1657 |
| | | | | | | | | | | | | | | |
| **Difference** | | | | | | | | | | | | **13094** | **13095** | **26189** |

Source: ITE 10th Edition Trip Generation Rates

**Table 1b- AM**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by Trips | | Net AM Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 807,602 | SF | Ln(T) = 0.89Ln(X) + 1.31 | 78% | 22% | 1118 | 315 | 1433 | 143 | 10% | 1006 | 284 | 1290 |
| | | | | | | | | | | | | | | |
| **Existing Land Use** | | | | | | | | | | | | | | |
| Single-Family Detached Housing | 210 | 166 | DU | T = 0.71(X) + 4.80 | 25% | 75% | 31 | 92 | 123 | 0 | 0% | 31 | 92 | 123 |
| | | | | | | | | | | | | | | |
| **Difference** | | | | | | | | | | | | **975** | **192** | **1167** |

Source: ITE 10th Edition Trip Generation Rates

**Table 1c- PM**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by Trips | | Net PM Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 807,602 | SF | T = 3.39(X) + 2.02 | 28% | 72% | 767 | 1973 | 2740 | 274 | 10% | 690 | 1776 | 2466 |
| | | | | | | | | | | | | | | |
| **Existing Land Use** | | | | | | | | | | | | | | |
| Single-Family Detached Housing | 210 | 166 | DU | Ln(T) = 0.96Ln(X) + 0.20 | 63% | 37% | 104 | 61 | 165 | 0 | 0% | 104 | 61 | 165 |
| | | | | | | | | | | | | | | |
| **Difference** | | | | | | | | | | | | **586** | **1715** | **2301** |

Source: ITE 10th Edition Trip Generation Rates

**Table 2 - 5-Year Trip Generation**

**Table 2a- Daily**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by | | Daily Net Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 200,000 | SF | T = 38.42(X) - 87.62 | 50% | 50% | 3798 | 3798 | 7596 | 760 | 10% | 3418 | 3418 | 6836 |
| | | | | | | | | | | | | | | |

Source: ITE 10th Edition Trip Generation Rates

**Table 2b- AM**

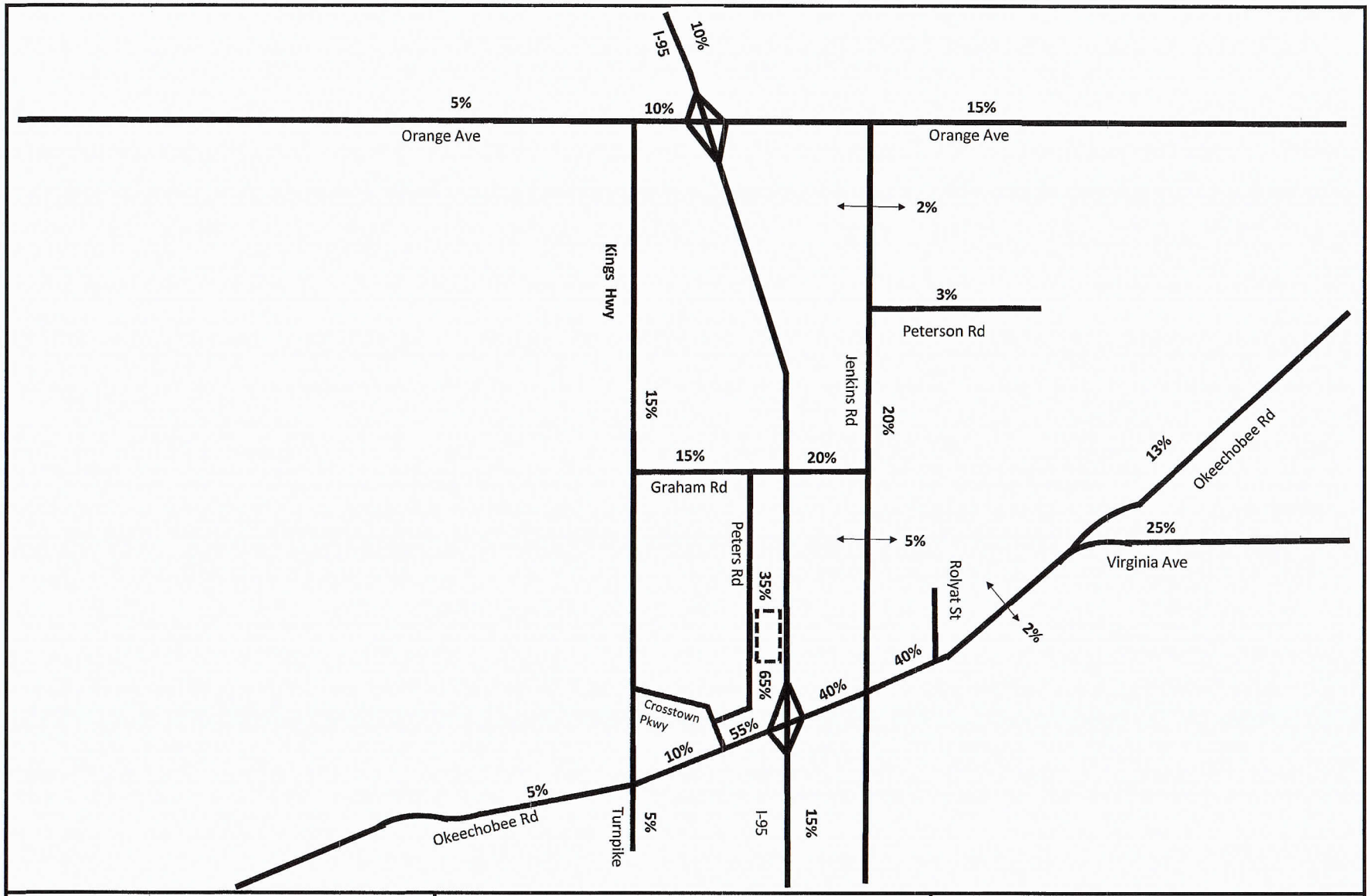
| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by Trips | | Net AM Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 200,000 | SF | Ln(T) = 0.89Ln(X) + 1.31 | 78% | 22% | 323 | 91 | 414 | 41 | 10% | 291 | 82 | 373 |
| | | | | | | | | | | | | | | |

Source: ITE 10th Edition Trip Generation Rates

**Table 2c- PM**

| Description | Land Use Code | Intensity | Units | Equation | Directional Split | | Gross Trips | | | Pass-by Trips | | Net PM Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total | Trips | % | In | Out | Total |
| **Proposed Future Land Use** | | | | | | | | | | | | | | |
| Medical-Dental Office | 720 | 200,000 | SF | T = 3.39(X) + 2.02 | 28% | 72% | 190 | 490 | 680 | 68 | 10% | 171 | 441 | 612 |
| | | | | | | | | | | | | | | |

Source: ITE 10th Edition Trip Generation Rates




| | | |
|---|---|---|
| NTS | O'ROURKE ENGINEERING & PLANNING<br>22 SE Seminole Street<br>Stuart, Fl, 34994 | Legend<br>= Project Location |
| Job Number: SR18021.0 | Date: 2/20/18 | Figure 3<br>Percent Assignment<br>Project Hurricane LUPA |

## 2045 ANALYSIS

The Long Range analysis relies on the Long Range Transportation Plan analysis. The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 3a and 3b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were not yet available. So 2045 volumes obtained from the St. Lucie County LRTP cost feasible model were used. These volumes were adjusted using FDOT K and D factors to obtain the Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the Long Range total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 4a and 4b** summarize the results. As shown, Peters Road from Crosstown Parkway to the Project Driveway could exceed capacity at buildout if the site is developed with the worst-case scenario. The project would be required to widen Peters Road to a four-lane road for site access if directional trips exceed 1,415 trips in the peak hour.
2040/2045 LRTP model data is included in **Appendix B.**

### Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. **Tables 5a and 5b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects were then added. Finally, the trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine if capacities were exceeded. **Table 6a and 6b** summarizes the results of the link analysis. As shown, all roadways with the exception of Jenkins Road will operate at acceptable levels of service in the 5-year analysis. A prop share payment or detailed analysis would be prepared for Jenkins Road to satisfy concurrency. The project has demonstrated concurrency could be met.

**Appendix C** includes the growth rate calculation and background traffic.

## CONCLUSION

With its 1,167 net new AM peak hour trips and 2,301 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network with the exception of Peters Road. Peters Road would need to be widened to a four-lane road from Crosstown Parkway to the project driveway. This improvement would be considered site access. The project has also demonstrated through the five year analysis that the concurrency could be maintained. Therefore, the project meets the requirements for land use plan amendments.

TABLE 3a - Long Range Percent Impact - AM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | 2040 Peak Hour Service[1] Capacity | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 920 | 634 | 68.91% | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 920 | 125 | 13.59% | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 920 | 67 | 7.28% | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 920 | 341 | 37.07% | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | NO | 1800 | 29 | 1.61% | 15% |
| | Graham Rd | Picos Rd | SB | IN | YES | 1800 | 146 | 8.11% | 15% |
| | Picos Rd | Orange Ave | NB | OUT | NO | 1800 | 29 | 1.61% | 15% |
| | Picos Rd | Orange Ave | SB | IN | YES | 1800 | 146 | 8.11% | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 630 | 195 | 30.95% | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 630 | 38 | 6.03% | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | NO | 3020 | 48 | 1.59% | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | YES | 3020 | 244 | 8.08% | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 2000 | 29 | 1.45% | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 2000 | 146 | 7.30% | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 2000 | 19 | 0.95% | 10% |
| | Kings Hwy | I - 95 | WB | IN | YES | 2000 | 98 | 4.90% | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 1070 | 49 | 4.58% | 5% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 1070 | 10 | 0.93% | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | NB | IN | NO | 1800 | 49 | 2.72% | 5% |
| | Okeechobee Rd | Graham Rd | SB | OUT | NO | 1800 | 10 | 0.56% | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | NO | 1800 | 38 | 2.11% | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 1800 | 195 | 10.83% | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | NO | 1800 | 29 | 1.61% | 15% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 1800 | 146 | 8.11% | 15% |
| **Okeechobee Rd** | McCarty Rd | Florida Turnpike | EB | IN | NO | 1810 | 49 | 2.71% | 5% |
| | McCarty Rd | Florida Turnpike | WB | OUT | NO | 1810 | 10 | 0.55% | 5% |
| | Florida Turnpike | Kings Hwy | EB | IN | NO | 2010 | 49 | 2.44% | 5% |
| | Florida Turnpike | Kings Hwy | WB | OUT | NO | 2010 | 10 | 0.50% | 5% |
| | Kings Hwy | I - 95 | EB | IN | YES | 4170 | 536 | 12.85% | 55% |
| | Kings Hwy | I - 95 | WB | OUT | NO | 4170 | 106 | 2.54% | 55% |
| | I - 95 | Jenkins Rd | EB | IN | YES | 4240 | 390 | 9.20% | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | NO | 4240 | 77 | 1.82% | 40% |
| | Jenkins Rd | McNeil Ave | EB | OUT | NO | 4040 | 77 | 1.91% | 40% |
| | Jenkins Rd | McNeil Ave | WB | IN | YES | 4040 | 390 | 9.65% | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | NB | IN | YES | 7320 | 146 | 1.99% | 15% |
| | Midway Rd | Okeechobee Rd | SB | OUT | YES | 7320 | 29 | 0.40% | 15% |
| | Orange Ave | Indrio Rd | NB | OUT | YES | 7320 | 19 | 0.26% | 10% |
| | Orange Ave | Indrio Rd | SB | IN | YES | 7320 | 98 | 1.34% | 10% |

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 1167
Net In: 975
Net Out: 192

TABLE 3b - Long Range Percent Impact - PM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | Peak Hour Service[1] Capacity | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 920 | 381 | 41.41% | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 920 | 1115 | 121.20% | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 920 | 600 | 65.22% | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 920 | 205 | 22.28% | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | YES | 1800 | 257 | 14.28% | 15% |
| | Graham Rd | Picos Rd | SB | IN | YES | 1800 | 88 | 4.89% | 15% |
| | Picos Rd | Orange Ave | NB | OUT | YES | 1800 | 257 | 14.28% | 15% |
| | Picos Rd | Orange Ave | SB | IN | YES | 1800 | 88 | 4.89% | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 630 | 117 | 18.57% | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 630 | 343 | 54.44% | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | YES | 3020 | 429 | 14.21% | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | YES | 3020 | 147 | 4.87% | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 2000 | 29 | 1.45% | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 2000 | 146 | 7.30% | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 2000 | 19 | 0.95% | 10% |
| | Kings Hwy | I - 95 | WB | IN | YES | 2000 | 98 | 4.90% | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 1070 | 49 | 4.58% | 5% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 1070 | 10 | 0.93% | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | NB | IN | NO | 1800 | 29 | 1.61% | 5% |
| | Okeechobee Rd | Graham Rd | SB | OUT | YES | 1800 | 86 | 4.78% | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | YES | 1800 | 343 | 19.06% | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 1800 | 117 | 6.50% | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | YES | 1800 | 257 | 14.28% | 15% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 1800 | 88 | 4.89% | 15% |
| **Okeechobee Rd** | McCarty Rd | Florida Turnpike | EB | IN | NO | 1810 | 29 | 1.60% | 5% |
| | McCarty Rd | Florida Turnpike | WB | OUT | YES | 1810 | 86 | 4.75% | 5% |
| | Florida Turnpike | Kings Hwy | EB | IN | NO | 2010 | 29 | 1.44% | 5% |
| | Florida Turnpike | Kings Hwy | WB | OUT | YES | 2010 | 86 | 4.28% | 5% |
| | Kings Hwy | I - 95 | EB | IN | YES | 4170 | 322 | 7.72% | 55% |
| | Kings Hwy | I - 95 | WB | OUT | YES | 4170 | 943 | 22.61% | 55% |
| | I - 95 | Jenkins Rd | EB | IN | YES | 4240 | 234 | 5.52% | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | YES | 4240 | 686 | 16.18% | 40% |
| | Jenkins Rd | Virginia Ave | EB | OUT | YES | 4040 | 686 | 16.98% | 40% |
| | Jenkins Rd | Virginia Ave | WB | IN | YES | 4040 | 234 | 5.79% | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | NB | IN | YES | 7320 | 146 | 1.99% | 15% |
| | Midway Rd | Okeechobee Rd | SB | OUT | YES | 7320 | 29 | 0.40% | 15% |
| | Orange Ave | Indrio Rd | NB | OUT | YES | 7320 | 19 | 0.26% | 10% |
| | Orange Ave | Indrio Rd | SB | IN | YES | 7320 | 98 | 1.34% | 10% |

(1) 2045 Cost Feasible Roadway Network, using FDOT 2020 Service Capacity Tables

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 2301
Net In: 586
Net Out: 1715

TABLE 4a - Long Range Link Analysis - AM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | AADT 2045 | K Factor | D Factor | 2045 Peak Hour Directional Volumes | Peak Hour Service Capacity | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity-Peak Hour | Is Total Traffic Less Than Capacity? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 2000 (1) | 0.09 | 0.52 | 94 | 1800 (2) | 634 | 728 | 35.22% | YES | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 2000 (1) | 0.09 | 0.48 | 86 | 1800 (2) | 125 | 211 | 6.94% | YES | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 2000 (1) | 0.09 | 0.52 | 94 | 1800 (2) | 67 | 161 | 3.72% | YES | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 2000 (1) | 0.09 | 0.48 | 86 | 1800 (2) | 341 | 427 | 18.94% | YES | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | SB | IN | YES | 18699 | 0.09 | 0.571 | 961 | 1800 | 146 | 1107 | 8.11% | YES | 15% |
| | Picos Rd | Orange Ave | SB | IN | YES | 15374 | 0.09 | 0.571 | 790 | 1800 | 146 | 936 | 8.11% | YES | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 5393 | 0.09 | 0.509 | 247 | 630 | 195 | 442 | 30.95% | YES | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 3593 | 0.09 | 0.491 | 159 | 630 | 38 | 197 | 6.03% | YES | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | WB | IN | YES | 34097 | 0.09 | 0.491 | 1507 | 3020 | 244 | 1751 | 8.08% | YES | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | WB | IN | YES | 24301 | 0.09 | 0.491 | 1074 | 2000 | 146 | 1220 | 7.30% | YES | 15% |
| | Kings Hwy | I - 95 | WB | IN | YES | 29401 | 0.09 | 0.491 | 1299 | 2000 | 98 | 1397 | 4.90% | YES | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 13933 | 0.09 | 0.571 | 716 | 1070 | 49 | 765 | 4.58% | YES | 5% |
| **Jenkins Rd** | Graham Rd | Peterson Rd | SB | IN | YES | 7711 | 0.09 | 0.509 | 353 | 1800 | 195 | 548 | 10.83% | YES | 20% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 7608 | 0.09 | 0.491 | 336 | 1800 | 146 | 482 | 8.11% | YES | 15% |
| **Okeechobee Rd** | I - 95 | Jenkins Rd | EB | IN | YES | 51103 | 0.09 | 0.509 | 2341 | 4240 | 390 | 2731 | 9.20% | YES | 40% |
| | Jenkins Rd | McNeil Ave | WB | IN | YES | 49154 | 0.09 | 0.491 | 2172 | 4040 | 390 | 2562 | 9.65% | YES | 40% |

(1) Estimated Traffic

(2) Project Related Improvement

| | |
|---|---|
| Two-Way: | 1167 |
| Net In: | 975 |
| Net Out: | 192 |



TABLE 4b - Long Range Link Analysis - PM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | AADT 2045 | K Factor | D Factor | 2045 Peak Hour Directional Volumes | Peak Hour Service Capacity | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity-Peak Hour | Is Total Traffic Less Than Capacity? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 2000 (1) | 0.09 | 0.48 | 86 | 1800 (2) | 381 | 467 | 21.17% | YES | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 2000 (1) | 0.09 | 0.52 | 94 | 1800 (2) | 1115 | 1209 | 61.94% | YES | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 2000 (1) | 0.09 | 0.48 | 86 | 1800 (2) | 600 | 686 | 33.33% | YES | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 2000 (1) | 0.09 | 0.52 | 94 | 1800 (2) | 205 | 299 | 11.39% | YES | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | YES | 18699 | 0.09 | 0.429 | 722 | 1800 | 257 | 979 | 14.28% | YES | 15% |
| | Graham Rd | Picos Rd | SB | IN | YES | 18699 | 0.09 | 0.571 | 961 | 1800 | 88 | 1049 | 4.89% | YES | 15% |
| | Picos Rd | Orange Ave | NB | OUT | YES | 15374 | 0.09 | 0.429 | 594 | 1800 | 257 | 851 | 14.28% | YES | 15% |
| | Picos Rd | Orange Ave | SB | IN | YES | 15374 | 0.09 | 0.571 | 790 | 1800 | 88 | 878 | 4.89% | YES | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 5393 | 0.09 | 0.491 | 238 | 630 | 117 | 355 | 18.57% | YES | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 3593 | 0.09 | 0.509 | 165 | 630 | 343 | 508 | 54.44% | YES | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | YES | 34097 | 0.09 | 0.491 | 1507 | 3020 | 429 | 1936 | 14.21% | YES | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | YES | 34097 | 0.09 | 0.509 | 1562 | 3020 | 147 | 1709 | 4.87% | YES | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 24301 | 0.09 | 0.491 | 1074 | 2000 | 257 | 1331 | 12.85% | YES | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 24301 | 0.09 | 0.509 | 1113 | 2000 | 88 | 1201 | 4.40% | YES | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 29401 | 0.09 | 0.491 | 1299 | 2000 | 172 | 1471 | 8.60% | YES | 10% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 13933 | 0.09 | 0.571 | 716 | 1070 | 86 | 802 | 8.04% | YES | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | SB | OUT | YES | 9852 | 0.09 | 0.572 | 507 | 1800 | 86 | 593 | 4.78% | YES | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | YES | 7711 | 0.09 | 0.491 | 341 | 1800 | 343 | 684 | 19.06% | YES | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 7711 | 0.09 | 0.509 | 353 | 1800 | 117 | 470 | 6.50% | YES | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | YES | 7608 | 0.09 | 0.509 | 349 | 1800 | 257 | 606 | 14.28% | YES | 15% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 7608 | 0.09 | 0.491 | 336 | 1800 | 88 | 424 | 4.89% | YES | 15% |
| **Okeechobee Rd** | I - 95 | Jenkins Rd | EB | IN | YES | 51103 | 0.09 | 0.491 | 2258 | 4240 | 234 | 2492 | 5.52% | YES | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | YES | 51103 | 0.09 | 0.509 | 2341 | 4240 | 686 | 3027 | 16.18% | YES | 40% |
| | Jenkins Rd | Virginia Ave | EB | OUT | YES | 49154 | 0.09 | 0.491 | 2172 | 4040 | 686 | 2858 | 16.98% | YES | 40% |
| | Jenkins Rd | Virginia Ave | WB | IN | YES | 49154 | 0.09 | 0.509 | 2252 | 4040 | 234 | 2486 | 5.79% | YES | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | SB | OUT | YES | 114620 | 0.09 | 0.369 | 3807 | 7320 | 257 | 4064 | 3.51% | YES | 15% |

(1) Estimated Traffic

(2) Project Related Improvement

| | |
|---|---|
| Two-Way: | 2301 |
| Net In: | 586 |
| Net Out: | 1715 |

TABLE 5a - 5-Year Project Percent Impact - AM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links)[2] | Peak Hour Service Capacity (E+C)[1] | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 920 | 189 | 20.54% | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 920 | 53 | 5.76% | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 920 | 29 | 3.15% | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 920 | 102 | 11.09% | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | NO | 1800 | 12 | 0.67% | 15% |
| | Graham Rd | Picos Rd | SB | IN | NO | 1800 | 44 | 2.44% | 15% |
| | Picos Rd | Orange Ave | NB | OUT | NO | 1800 | 12 | 0.67% | 15% |
| | Picos Rd | Orange Ave | SB | IN | NO | 1800 | 44 | 2.44% | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 630 | 58 | 9.21% | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | NO | 630 | 16 | 2.54% | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | NO | 3020 | 21 | 0.70% | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | NO | 3020 | 73 | 2.42% | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 2000 | 12 | 0.60% | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 2000 | 44 | 2.20% | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 2000 | 8 | 0.40% | 10% |
| | Kings Hwy | I - 95 | WB | IN | YES | 2000 | 29 | 1.45% | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 1070 | 15 | 1.40% | 5% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 1070 | 4 | 0.37% | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | NB | IN | NO | 920 | 15 | 1.63% | 5% |
| | Okeechobee Rd | Graham Rd | SB | OUT | NO | 920 | 4 | 0.43% | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | NO | 630 | 16 | 2.54% | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 630 | 58 | 9.21% | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | NO | 920 | 12 | 1.30% | 15% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 920 | 44 | 4.78% | 15% |
| **Okeechobee Rd** | McCarty Rd | Florida Turnpike | EB | IN | NO | 1810 | 15 | 0.83% | 5% |
| | McCarty Rd | Florida Turnpike | WB | OUT | NO | 1810 | 4 | 0.22% | 5% |
| | Florida Turnpike | Kings Hwy | EB | IN | NO | 2010 | 15 | 0.75% | 5% |
| | Florida Turnpike | Kings Hwy | WB | OUT | NO | 2010 | 4 | 0.20% | 5% |
| | Kings Hwy | I - 95 | EB | IN | YES | 4170 | 160 | 3.84% | 55% |
| | Kings Hwy | I - 95 | WB | OUT | NO | 4170 | 45 | 1.08% | 55% |
| | I - 95 | Jenkins Rd | EB | IN | NO | 4240 | 116 | 2.74% | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | NO | 4240 | 33 | 0.78% | 40% |
| | Jenkins Rd | McNeil Ave | EB | OUT | NO | 4040 | 33 | 0.82% | 40% |
| | Jenkins Rd | McNeil Ave | WB | IN | NO | 4040 | 116 | 2.87% | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | NB | IN | NO | 7320 | 44 | 0.60% | 15% |
| | Midway Rd | Okeechobee Rd | SB | OUT | NO | 7320 | 12 | 0.16% | 15% |
| | Orange Ave | Indrio Rd | NB | OUT | NO | 7320 | 8 | 0.11% | 10% |
| | Orange Ave | Indrio Rd | SB | IN | NO | 7320 | 29 | 0.40% | 10% |

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

| | |
|---|---|
| Two-Way: | 373 |
| Net In: | 291 |
| Net Out: | 82 |

TABLE 5b - Project Percent Impact - PM

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links)[2] | Peak Hour Service Capacity (E+C)[1] | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 920 | 111 | 12.07% | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 920 | 287 | 31.20% | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 920 | 154 | 16.74% | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 920 | 60 | 6.52% | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | YES | 1800 | 66 | 3.67% | 15% |
| | Graham Rd | Picos Rd | SB | IN | NO | 1800 | 26 | 1.44% | 15% |
| | Picos Rd | Orange Ave | NB | OUT | YES | 1800 | 66 | 3.67% | 15% |
| | Picos Rd | Orange Ave | SB | IN | NO | 1800 | 26 | 1.44% | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 630 | 34 | 5.40% | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 630 | 88 | 13.97% | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | YES | 3020 | 110 | 3.64% | 25% |
| | Okeechobee Rd | Hartman Rd | WB | IN | NO | 3020 | 43 | 1.42% | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 2000 | 66 | 3.30% | 15% |
| | Jenkins Rd | Hartman Rd | WB | IN | YES | 2000 | 26 | 1.30% | 15% |
| | Kings Hwy | I - 95 | EB | OUT | YES | 2000 | 44 | 2.20% | 10% |
| | Kings Hwy | I - 95 | WB | IN | YES | 2000 | 17 | 0.85% | 10% |
| | Campbell Rd | Kings Hwy | EB | IN | YES | 1070 | 9 | 0.84% | 5% |
| | Campbell Rd | Kings Hwy | WB | OUT | YES | 1070 | 22 | 2.06% | 5% |
| **Jenkins Rd** | Okeechobee Rd | Graham Rd | NB | IN | NO | 920 | 9 | 0.98% | 5% |
| | Okeechobee Rd | Graham Rd | SB | OUT | NO | 920 | 22 | 2.39% | 5% |
| | Graham Rd | Peterson Rd | NB | OUT | YES | 630 | 88 | 13.97% | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 630 | 34 | 5.40% | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | YES | 920 | 66 | 7.17% | 15% |
| | Peterson Rd | Orange Ave | SB | IN | NO | 920 | 26 | 2.83% | 15% |
| **Okeechobee Rd** | McCarty Rd | Florida Turnpike | EB | IN | NO | 1810 | 9 | 0.50% | 5% |
| | McCarty Rd | Florida Turnpike | WB | OUT | NO | 1810 | 22 | 1.22% | 5% |
| | Florida Turnpike | Kings Hwy | EB | IN | NO | 2010 | 9 | 0.45% | 5% |
| | Florida Turnpike | Kings Hwy | WB | OUT | NO | 2010 | 22 | 1.09% | 5% |
| | Kings Hwy | I - 95 | EB | IN | NO | 4170 | 94 | 2.25% | 55% |
| | Kings Hwy | I - 95 | WB | OUT | YES | 4170 | 243 | 5.83% | 55% |
| | I - 95 | Jenkins Rd | EB | IN | NO | 4240 | 68 | 1.60% | 40% |
| | I - 95 | Jenkins Rd | WB | OUT | YES | 4240 | 176 | 4.15% | 40% |
| | Jenkins Rd | Virginia Ave | EB | OUT | YES | 4040 | 176 | 4.36% | 40% |
| | Jenkins Rd | Virginia Ave | WB | IN | NO | 4040 | 68 | 1.68% | 40% |
| **I-95** | Midway Rd | Okeechobee Rd | NB | IN | NO | 7320 | 26 | 0.36% | 15% |
| | Midway Rd | Okeechobee Rd | SB | OUT | NO | 7320 | 66 | 0.90% | 15% |
| | Orange Ave | Indrio Rd | NB | OUT | NO | 7320 | 44 | 0.60% | 10% |
| | Orange Ave | Indrio Rd | SB | IN | NO | 7320 | 17 | 0.23% | 10% |

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

| | |
|---|---|
| Two-Way: | 612 |
| Net In: | 171 |
| Net Out: | 441 |

**TABLE 6a - 5-Year Link Analysis - AM**

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | AADT 2019 | 2019 Peak Hour Directional Volumes | Growth Rate (2) | 2025 AM Peak Hour + Growth | AM Peak Hour Committed Projects Directional | 2025 Growth + Committed Peak Direction | Peak Hour Service Capacity(1) | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity- Peak Hour | Does Project Satisfy Concurrency? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 189 | 303 | 20.54% | YES | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 53 | 167 | 5.76% | YES | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 29 | 143 | 3.15% | YES | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 102 | 216 | 11.09% | YES | 35% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 3733 | 255 | 2.25% | 291 | 0 | 291 | 630 | 58 | 349 | 9.21% | YES | 20% |
| **Jenkins Rd** | Graham Rd | Peterson Rd | SB | IN | YES | 10500 | 593 | 2.25% | 678 | 93 | 771 | 630 | 58 | 829 | 9.21% | YES(4) | 20% |
| | Peterson Rd | Orange Ave | SB | IN | YES | 10500 | 593 | 2.25% | 678 | 119 | 797 | 920 | 44 | 841 | 4.78% | YES | 15% |

(1) St. Lucie County 2019 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

| | |
|---|---|
| Two-Way: | 373 |
| Net In: | 291 |
| Net Out: | 82 |
| Years Grown: | 6 |

**TABLE 6b - 5-Year Link Analysis - PM**

| Segment | From | To | Direction | IN/OUT | Greater than 3% (1% on Adjacent Links) | AADT 2019 | 2019 Peak Hour Directional Volumes | Growth Rate(2) | 2025 PM Peak Hour + Growth | PM Peak Hour Committed Projects Directional | 2025 Growth + Committed Peak Direction | Peak Hour Service Capacity(1) | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity- Peak Hour | Does Project Satisfy Concurrency? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Peters Rd** | Crosstown Pkwy | Project Entrance | NB | IN | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 111 | 225 | 12.07% | YES | 65% |
| | Crosstown Pkwy | Project Entrance | SB | OUT | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 287 | 401 | 31.20% | YES | 65% |
| | Project Entrance | Graham Rd | NB | OUT | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 154 | 268 | 16.74% | YES | 35% |
| | Project Entrance | Graham Rd | SB | IN | YES | 2000(3) | 100(3) | 2.25% | 114 | 0 | 114 | 920 | 60 | 174 | 6.52% | YES | 35% |
| **Kings Hwy** | Graham Rd | Picos Rd | NB | OUT | YES | 8216 | 369 | 2.25% | 422 | 28 | 450 | 1800 | 66 | 516 | 3.67% | YES | 15% |
| | Picos Rd | Orange Ave | NB | OUT | YES | 8216 | 389 | 2.25% | 445 | 96 | 541 | 1800 | 66 | 607 | 3.67% | YES | 15% |
| **Graham Rd** | Kings Hwy | Jenkins Rd | EB | IN | YES | 3733 | 243 | 2.25% | 278 | 0 | 278 | 630 | 34 | 312 | 5.40% | YES | 20% |
| | Kings Hwy | Jenkins Rd | WB | OUT | YES | 3733 | 243 | 2.25% | 278 | 0 | 278 | 630 | 88 | 366 | 13.97% | YES | 20% |
| **Virginia Ave** | Okeechobee Rd | Hartman Rd | EB | OUT | YES | 22011 | 1126 | 2.25% | 1287 | 0 | 1287 | 3020 | 110 | 1397 | 3.64% | YES | 25% |
| **Orange Ave** | Jenkins Rd | Hartman Rd | EB | OUT | YES | 14189 | 710 | 2.25% | 811 | 71 | 882 | 2000 | 66 | 948 | 3.30% | YES | 15% |
| **Jenkins Rd** | Graham Rd | Peterson Rd | NB | OUT | YES | 10500 | 569 | 2.25% | 650 | 89 | 739 | 630 | 88 | 827 | 13.97% | YES(4) | 20% |
| | Graham Rd | Peterson Rd | SB | IN | YES | 10500 | 569 | 2.25% | 650 | 135 | 785 | 630 | 34 | 819 | 5.40% | YES(4) | 20% |
| | Peterson Rd | Orange Ave | NB | OUT | YES | 10500 | 569 | 2.25% | 650 | 171 | 821 | 920 | 66 | 887 | 7.17% | YES | 15% |
| **Okeechobee Rd** | I - 95 | Jenkins Rd | WB | OUT | YES | 30244 | 1709 | 2.25% | 1953 | 30 | 1983 | 4240 | 176 | 2159 | 4.15% | YES | 40% |
| | Jenkins Rd | Virginia Ave | EB | OUT | YES | 30244 | 1709 | 2.25% | 1953 | 8 | 1961 | 4040 | 176 | 2137 | 4.36% | YES | 40% |

(1) St. Lucie County 2019 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

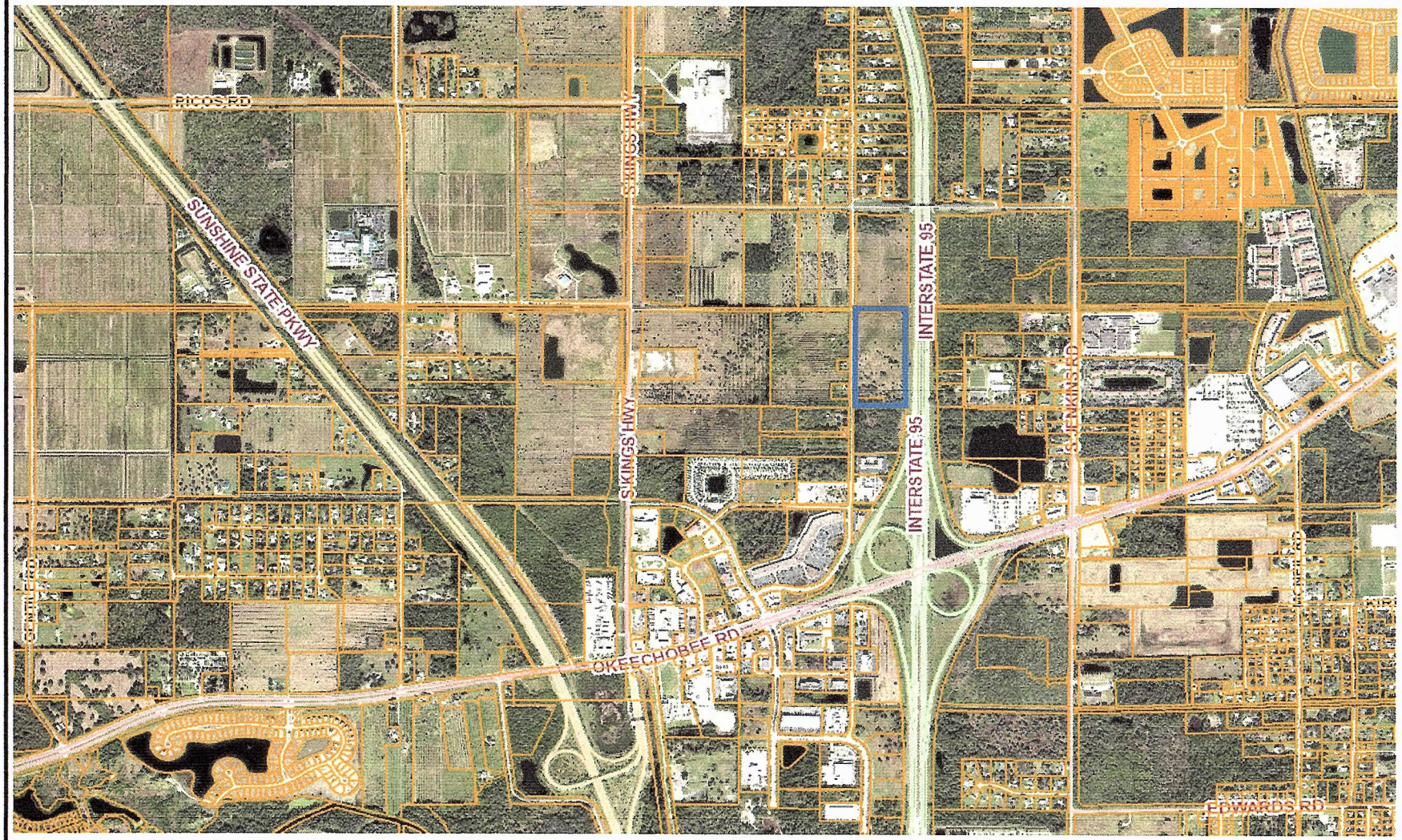
(3) Estimated Existing Traffic

(4) Project will Prop Share Jenkins Road or provide detailed analysis to satisfy concurrency.

| | |
|---|---|
| Two-Way: | 612 |
| Net In: | 171 |
| Net Out: | 441 |
| Years Grown: | 6 |

# APPENDIX A

# SITE DATA




NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

## Legend

= Parcel Boundary

## Parcel Boundary

Project Hurricane

# APPENDIX B

## Roadway Details

## LRTP Model Data

## St. Lucie County 5-Year TIP

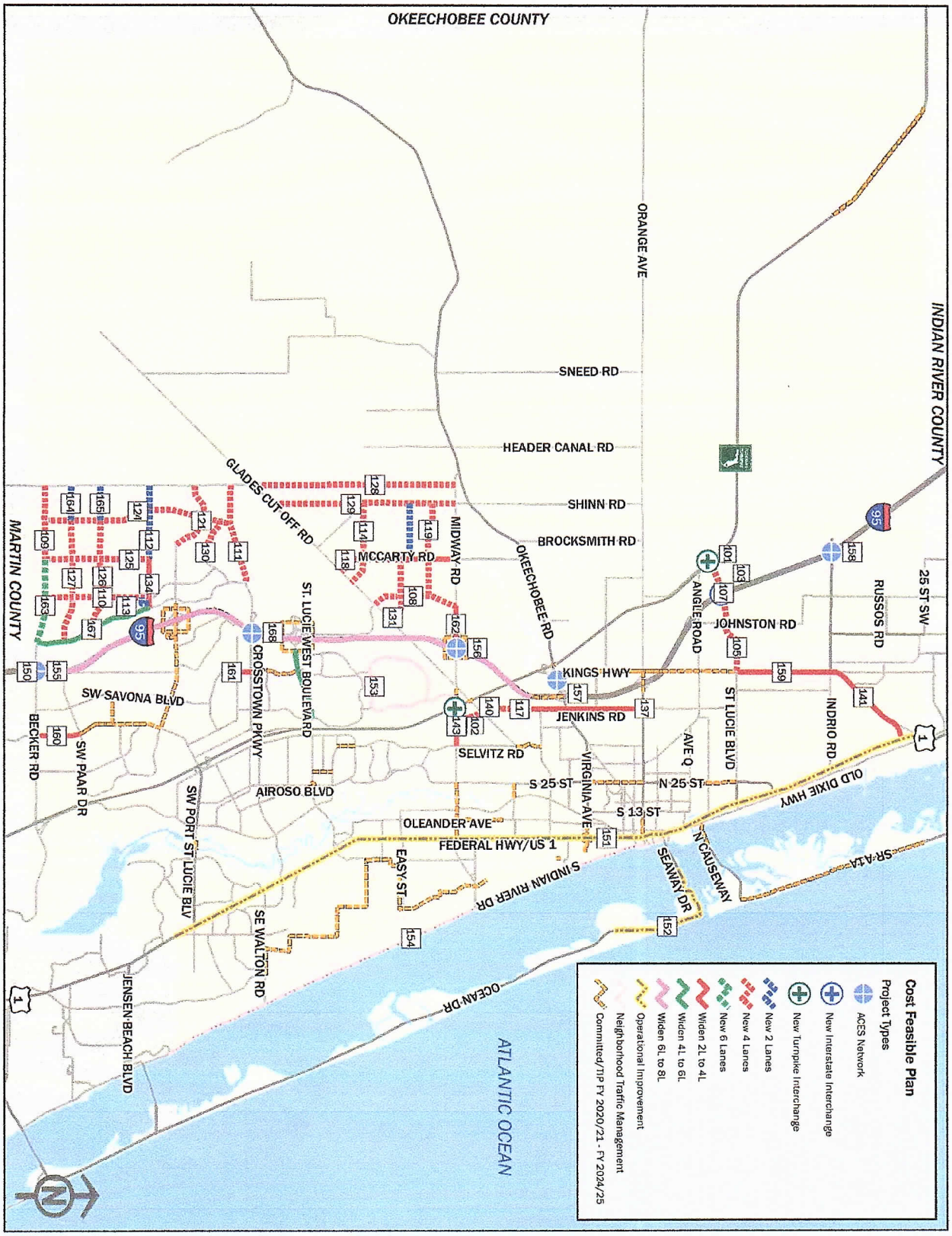



Figure 1. Cost Feasible Plan – Project Types

## St Lucie TPO 2040 LRTP
### CF 2040 Final - Volume Smoothing

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11100 | 2ND ST | CITRUS AVE | ORANGE AVE | CR | 2U | D | C | 2,400 | 0 | 1,365 | 3,629 | 1,229 | 2,400 | 2 787 | 1,229 | 3,629 | #DIV/0! | #DIV/0! |
| 11110 | 2ND ST | ORANGE AVE | AVENUE A | CR | 2U | D | C | 1,800 | 0 | 2,132 | 3,719 | 1,919 | 1,800 | 2,091 | 1,919 | 3,719 | #DIV/0! | #DIV/0! |
| 1300 | 7TH ST | SUNRISE BLVD | GEORGIA AVE | CR | 2U | C | D | 1,425 | 4743 | 4,719 | 4,247 | 2,822 | 0 | 1,655 | 4,247 | 929 | 1.361 | 1.145 |
| 1310 | 7TH ST | GEORGIA AVE | DELAWARE AVE | CR | 2U | C | D | 2,500 | 8655 | 6,195 | 5,576 | 3,076 | 0 | 2,904 | 5,576 | -579 | 1,718 | 569 |
| 1320 | 7TH ST | DELAWARE AVE | CITRUS AVE | CR | 2U | C | D | 3,300 | 9348 | 7,671 | 6,904 | 3,604 | 0 | 3,833 | 6,904 | 856 | 2 600 | 1 728 |
| 1330 | 7TH ST | CITRUS AVE | ORANGE AVE | CR | 2U | C | D | 3,300 | 8979 | 6,617 | 5,955 | 2,655 | 0 | 3,633 | 5,955 | 276 | 2,335 | 1,305 |
| 1340 | 7TH ST | ORANGE AVE | AVENUE C | CR | 2U | C | D | 3,400 | 8295 | 6,087 | 5,461 | 2,061 | 0 | 3,949 | 5,461 | 566 | 2,387 | 1,477 |
| 1350 | 7TH ST | AVENUE C | AE BACKUS AVE | CR | 2U | C | D | 2,950 | 9769 | 9,644 | 8,680 | 5,730 | 0 | 3,426 | 8,680 | 1,861 | 2,796 | 2,328 |
| 1360 | 7TH ST | AE BACKUS AVE | AVENUE D | CR | 2U | C | D | 2,950 | 8573 | 5,656 | 5,090 | 2,140 | 0 | 3,426 | 5,090 | -533 | 1,868 | 668 |
| 1370 | 7TH ST | AVENUE D | AVENUE H | CR | 2U | C | D | 2,500 | 11085 | 6,658 | 5,992 | 3,492 | 0 | 2,904 | 5,992 | -2,593 | 1,442 | -576 |
| 11400 | 10TH ST | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 1,100 | 1141 | 2,044 | 1,798 | 698 | -41 | 1,278 | 1,839 | 1,798 | 1,891 | 1,845 |
| 11410 | 10TH ST | ORANGE AVE | AVENUE C | CR | 2U | D | D | 1,100 | 2778 | 4,415 | 2,295 | 1,195 | -1,678 | 1,278 | 3,973 | 2,295 | 1,678 | 1,987 |
| 11420 | 10TH ST | AVENUE C | AVENUE D | CR | 2U | C | D | 1,100 | 1425 | 1,476 | 1,328 | 228 | 0 | 1,278 | 1,328 | 1,003 | 1,094 | 1,049 |
| 1000 1 | 13TH ST | VIRGINIA AVE | NEBRASKA AVE | CR | 2U | D | D | 7,000 | 5181 | 6,165 | 7,368 | 368 | 1,819 | 8,130 | 5,549 | 7,368 | 7,997 | 7,682 |
| 1000 2 | 13TH ST | NEBRASKA AVE | GEORGIA AVE | CR | 2U | D | D | 7,000 | 8899 | 8,762 | 7,987 | 987 | 101 | 8,130 | 7,886 | 7,987 | 8,535 | 8,261 |
| 1010 | 13TH ST | GEORGIA AVE | DELAWARE AVE | CR | 2U | C | D | 6,200 | 7452 | 8,177 | 7,360 | 1,160 | 0 | 7,201 | 7,360 | 6,108 | 6,531 | 6,319 |
| 1020 | 13TH ST | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 5,700 | 6473 | 8,267 | 6,687 | 987 | -773 | 6 620 | 7,440 | 6,687 | 6,989 | 6,828 |
| 1030 1 | 13TH ST | ORANGE AVE | AVENUE B | CR | 2U | D | D | 4,800 | 6332 | 10,495 | 7,914 | 3,114 | -1,532 | 5,575 | 9,446 | 7,914 | 7,638 | 7 776 |
| 1030 2 | 13TH ST | AVENUE B | AVENUE D | CR | 2U | D | D | 4,600 | 6263 | 9,030 | 6,464 | 1,864 | -1,663 | 5,342 | 8,127 | 6,464 | 6,367 | 6,415 |
| 1040 11 | 13TH ST | AVENUE D | AVENUE H | CR | 2U | D | D | 4,400 | 5974 | 7,881 | 5,519 | 1,119 | -1,574 | 5,110 | 7,093 | 5,519 | 5,572 | 5,546 |
| 1040 12 | 13TH ST | AVENUE H | AVENUE I | CR | 2U | D | D | 4,400 | 5226 | 7,300 | 5,744 | 1,344 | -826 | 5,110 | 6,570 | 5,744 | 5,900 | 5,822 |
| 1040 13 | 13TH ST | AVENUE I | AVENUE O | CR | 2U | D | D | 4,400 | 5238 | 6,976 | 5,440 | 1,040 | -838 | 5 110 | 6,278 | 5,440 | 5,625 | 5,533 |
| 1040 2 | 13TH ST | AVENUE O | AVENUE Q | CR | 2U | C | C | 0 | 890 | 1,099 | 989 | 989 | 0 | 0 | 989 | 0 | 0 | 0 |
| 9490 | 17TH ST | GEORGIA AVE | DELAWARE AVE | CR | 2U | D | C | 2,400 | 0 | 2,041 | 4,237 | 1,837 | 2,400 | 2,787 | 1,837 | 4,237 | #DIV/0! | #DIV/0! |
| 9500 | 17TH ST | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 6,100 | 7758 | 9,427 | 6,826 | 726 | -1,658 | 7 085 | 8,484 | 6,826 | 7,116 | 6,971 |
| 9510 | 17TH ST | ORANGE AVE | AVENUE D | CR | 2U | D | D | 5,000 | 4194 | 6,844 | 6,966 | 1,966 | 806 | 5,807 | 6,160 | 6,966 | 7,833 | 7,400 |
| 9520 | 17TH ST | AVENUE D | AVENUE Q | CR | 2U | D | D | 3,900 | 4474 | 4,765 | 4,289 | 389 | 0 | 4,529 | 4,289 | 3,715 | 3,988 | 3,851 |
| 1110 | 25TH ST | MIDWAY RD | BELL AVE | CR | 4D | D | D | 16,100 | 11334 | 18,890 | 21,767 | 5,667 | 4,766 | 18,699 | 17,001 | 21,767 | 25,760 | 23,764 |
| 1120 | 25TH ST | BELL AVE | EDWARDS RD | CR | 4D | D | D | 18,500 | 9880 | 17,316 | 24,204 | 5,704 | 8,620 | 21,486 | 15,584 | 24,204 | 31,126 | 27,665 |
| 1130 1 | 25TH ST | EDWARDS RD | CORTEZ BLVD | SR | 4D | F | F | 18,100 | 12454 | 21,245 | 27,203 | 9,103 | 8,083 | 21,021 | 19,120 | 24,766 | 29,641 | 27,203 |
| 1130 2 | 25TH ST | CORTEZ BLVD | VIRGINIA AVE | SR | 4D | F | F | 21,500 | 12595 | 19,160 | 28,774 | 7,274 | 11,530 | 24,970 | 17,244 | 26,149 | 31,399 | 28,774 |
| 1140 1 | 25TH ST | VIRIGINIA AVE | NEBRASKA AVE | SR | 4D | F | F | 23,000 | 9470 | 14,578 | 30,320 | 7,320 | 17,200 | 26,712 | 13,120 | 26,650 | 33,990 | 30,320 |
| 1140.2 | 25TH ST | NEBRASKA AVE | OKEECHOBEE RD | SR | 4D | F | F | 23,000 | 10944 | 17,518 | 31,583 | 8,583 | 15,817 | 26,712 | 15,766 | 27,822 | 35,343 | 31,583 |
| 1150 | 25TH ST | OKEECHOBEE RD | GEORGIA AVE | SR | 4D | F | F | 23,000 | 11962 | 18,378 | 30,751 | 7,751 | 14,210 | 26,712 | 16,540 | 27,578 | 33,923 | 30,751 |
| 1160 | 25TH ST | GEORGIA AVE | DELAWARE AVE | SR | 4D | F | F | 21,300 | 10131 | 17,953 | 31,780 | 10,480 | 15,623 | 24,738 | 16,157 | 27,326 | 36,235 | 31,780 |
| 1170 | 25TH ST | DELAWARE AVE | ORANGE AVE | SR | 4D | F | F | 19,600 | 10354 | 17,769 | 28,764 | 9,164 | 12,772 | 22,763 | 15,992 | 25,238 | 32,290 | 28,764 |
| 1180 | 25TH ST | ORANGE AVE | AVENUE D | SR | 4D | F | F | 17,000 | 11791 | 18,491 | 23,722 | 6,722 | 7,080 | 19,744 | 16,642 | 21,851 | 25,594 | 23,722 |
| 1190 1 | 25TH ST | AVENUE D | AVENUE Q | SR | 4D | F | F | 15,600 | 9253 | 17,373 | 25,050 | 9,450 | 9,415 | 18,118 | 15,636 | 21,983 | 28,118 | 25,050 |
| 1190.2 | 25TH ST | AVENUE Q | JUANITA AVE | SR | 4D | F | F | 14,200 | 9211 | 18,272 | 24,238 | 10,038 | 7,793 | 16,492 | 16,445 | 21,434 | 27,042 | 24,238 |
| 1200 | 25TH ST | JUANITA AVE | ST LUCIE BLVD | SR | 4D | F | F | 11,150 | 6385 | 12,693 | 18,734 | 7,584 | 7,310 | 12,950 | 11,424 | 16,189 | 21,279 | 18,734 |
| 1210 | 25TH ST | ST LUCIE BLVD | US 1 | SR | 4D | C | C | 5,100 | 0 | 10,020 | 9,018 | 3,918 | 0 | 5,923 | 9,018 | 14 118 | #DIV/0! | #DIV/0! |
| 24300 | 29TH ST | ORANGE AVE | AVENUE D | CR | 2U | D | C | 3,400 | 0 | 3,193 | 6,274 | 2,874 | 3,400 | 3,949 | 2,874 | 6,274 | #DIV/0! | #DIV/0! |
| 24310 | 29TH ST | AVENUE D | AVENUE Q | CR | 2U | D | C | 3,400 | 0 | 1,412 | 4,671 | 1,271 | 3,400 | 3,949 | 1,271 | 4,671 | #DIV/0! | #DIV/0! |
| 1490 | 33RD ST | OKEECHOBEE RD | DELAWARE AVE | CR | 2U | D | D | 6,400 | 5146 | 7,656 | 8,144 | 1,744 | 1,254 | 7,433 | 6,890 | 8,144 | 9,140 | 8,642 |
| 1500 | 33RD ST | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 6,600 | 7960 | 11,204 | 8,724 | 2,124 | -1,360 | 7,665 | 10,084 | 8,724 | 8,918 | 8,821 |
| 9610 | 35TH ST | KIRBY LOOP RD | CORTEZ BLVD | CR | 2U | D | D | 5,400 | 787 | 3,896 | 8,119 | 2,719 | 4,613 | 6,272 | 3,506 | 8,119 | 25,663 | 16,891 |
| 9620 | 35TH ST | CORTEZ BLVD | VIRGINIA AVE | CR | 2U | D | D | 5,400 | 4696 | 9,140 | 8,930 | 3,530 | 704 | 6,272 | 8,226 | 8,930 | 10,089 | 9,509 |
| 9630 | 35TH ST | VIRGINIA AVE | OKEECHOBEE RD | CR | 2U | D | D | 4,000 | 2745 | 4,534 | 5,336 | 1,336 | 1,255 | 4,648 | 4,081 | 5,336 | 6,343 | 5,839 |
| 25800 | 53RD ST | ANGLE RD | JUANITA AVE | CR | 2U | D | D | 2,200 | 3209 | 5,330 | 3,788 | 1,588 | -1,009 | 2,555 | 4,797 | 3,788 | 3,508 | 3,648 |
| 9920 | AE BACKUS AVE | 7TH ST | US 1 | CR | 2U | D | D | 800 | 1258 | 4,043 | 3,181 | 2,381 | -458 | 929 | 3,639 | 3,181 | 2,468 | 2,824 |
| 25935 | AE BACKUS AVE | US 1 | INDIAN RIVER DR | CR | 2U | C | C | 700 | 0 | 4,562 | 4,106 | 3,406 | 0 | 813 | 4,106 | 4,806 | #DIV/0! | #DIV/0! |
| 1400 | AIROSO BLVD | PORT ST LUCIE BLVD | THORNHILL DR | CR | 4D | U | D | 15,600 | 10404 | 11,378 | 18,118 | 2,518 | 7,876 | 18 118 | 10,240 | 15 436 | 16,376 | 15,907 |
| 1410 | AIROSO BLVD | THORNHILL DR | CROSSTOWN PKWY | CR | 4D | D | D | 14,030 | 11278 | 16,045 | 17,192 | 3,162 | 2,752 | 16,294 | 14,440 | 17,192 | 19,161 | 18,177 |
| 1420 | AIROSO BLVD | CROSSTOWN PKWY | PRIMA VISTA BLVD | CR | 4D | D | D | 12,413 | 10069 | 18,087 | 18,622 | 6,209 | 2,344 | 14,416 | 16,278 | 18,622 | 21,405 | 20,014 |
| 1430 | AIROSO BLVD | PRIMA VISTA BLVD | FLORESTA DR | CR | 4D | D | D | 11,924 | 5203 | 9,587 | 15,349 | 3,425 | 6,721 | 13,849 | 8,628 | 15,349 | 21,091 | 18,220 |
| 1440 | AIROSO BLVD | FLORESTA DR | ST JAMES DR | CR | 4D | D | D | 15,433 | 11232 | 15,414 | 18,074 | 2,641 | 4,201 | 17,924 | 13,873 | 18,074 | 20,332 | 19 203 |
| 7805.4 | AIRPORT CONNECTOR | FL TURNPIKE W RAMP | I-95 | CR | 4D | C | #N/A | 0 | 0 | 22,855 | 20,570 | 20,570 | 0 | 0 | 20,570 | 0 | 0 | 0 |
| 25910 | ALCANTARA BLVD | SAVONA BLVD | PORT ST LUCIE BLVD | CR | 2U | C | D | 3,300 | 5793 | 5,654 | 5,089 | 1,789 | 0 | 3,833 | 5,089 | 2 596 | 3.092 | 2,844 |
| 1510 | ANGLE RD | ORANGE AVE | AVENUE D | CR | 2U | D | D | 9,200 | 9547 | 13,161 | 11,498 | 2,298 | -347 | 10,685 | 11,845 | 11,498 | 12,175 | 11,837 |
| 1520 1 | ANGLE RD | AVENUE D | AVENUE Q | CR | 2U | D | D | 8,876 | 8233 | 12,339 | 11,748 | 2,872 | 643 | 10,309 | 11,105 | 11,748 | 12 771 | 12,259 |
| 1520.21 | ANGLE RD | AVENUE Q | 53RD ST | CR | 2U | D | D | 6,800 | 6972 | 10,647 | 9,210 | 2,610 | -372 | 7,665 | 9,582 | 9,210 | 9,675 | 9,443 |
| 1520 22 | ANGLE RD | 53RD ST | KEEN RD | CR | 2U | D | D | 5,450 | 7617 | 12,827 | 9,377 | 3,927 | -2,167 | 6,330 | 11,544 | 9,377 | 8,811 | 9,094 |
| 1530 | ANGLE RD | KEEN RD | KINGS HWY | CR | 2U | D | D | 4,300 | 5702 | 10,793 | 8,312 | 4,012 | -1,402 | 4,994 | 9,714 | 8,312 | 7,814 | 8,063 |
| 1540 | ANGLE RD | KINGS HWY | JOHNSTON RD | CR | 2U | D | D | 2,700 | 3178 | 4,302 | 3,394 | 694 | -478 | 3,138 | 3,872 | 3,394 | 3,509 | 3,452 |
| 1550 11 | ANGLE RD | JOHNSTON RD | FLORIDAS TURNPIKE | CR | 2U | D | D | 1,000 | 1286 | 2,101 | 1,605 | 605 | -286 | 1,161 | 1,891 | 1,605 | 1,566 | 1,587 |
| 1550 12 | ANGLE RD | FLORIDAS TURNPIKE | 1/2 MI E OF GODWIN RD | CR | 2U | U | D | 1,000 | 343 | 250 | 1,161 | 161 | 936 | 1,161 | 225 | 882 | 700 | 791 |
| 1550 2 | ANGLE RD | 1/2 MI E OF GODWIN RD | GODWIN RD | CR | 2U | U | D | 1,000 | 343 | 250 | 1,161 | 161 | 936 | 1,161 | 225 | 882 | 700 | 791 |
| 9150 | ARTERIAL A | GLADES CUT-OFF RD | MIDWAY RD | CR | 4D | C | C | 0 | 0 | 2,663 | 2,397 | 2,397 | 0 | 0 | 2,397 | 0 | 0 | 0 |
| 1600 | AVENUE A | 7TH ST | US 1 | CR | 2Q | C | D | 1,700 | 3302 | 2,841 | 2,557 | 857 | 0 | 1,974 | 2,557 | 955 | 1,404 | 1,180 |
| 1610 | AVENUE A | US 1 | INDIAN RIVER DR | CR | 2U | C | D | 1,850 | 4166 | 2,631 | 2,367 | 517 | 0 | 2,149 | 2,367 | 51 | 1,121 | 586 |
| 9900 | AVENUE B | 13TH ST | 10TH ST | CR | 2U | C | C | 350 | 0 | 2,157 | 1,941 | 1,591 | 0 | 406 | 1,941 | 2 291 | #DIV/0! | #DIV/0! |
| 9910 | AVENUE C | 10TH ST | 7TH ST | CR | 2U | D | D | 575 | 1992 | 4,543 | 2,671 | 2,096 | -1,417 | 668 | 4,088 | 2,671 | 1,259 | 1,965 |
| 1701 | AVENUE D | ANGLE RD | 29TH ST | CR | 2U | U | D | 5,000 | 1113 | 1,036 | 5,807 | 807 | 4,875 | 5,807 | 932 | 4,819 | 4,468 | 4,644 |
| 1702 | AVENUE D | 29TH ST | 25TH ST | CR | 2U | D | D | 4,900 | 1134 | 1,955 | 5,526 | 626 | 3,766 | 5,691 | 1,760 | 5,526 | 8,110 | 6,818 |
| 1710 | AVENUE D | 25TH ST | 17TH ST | CR | 2U | D | D | 4,900 | 1435 | 1,838 | 5,119 | 219 | 3,465 | 5,691 | 1,654 | 5,119 | 6,025 | 5,572 |
| 1720 | AVENUE D | 17TH ST | 13TH ST | CR | 2U | U | D | 4,650 | 2718 | 2,438 | 5,401 | 751 | 3,207 | 5,401 | 2,194 | 4,126 | 4,004 | 4,065 |
| 1730 1 | AVENUE D | 13TH ST | 10TH ST | CR | 2U | U | D | 4,600 | 3205 | 3,532 | 5,342 | 742 | 2,164 | 5,342 | 3,179 | 4 574 | 4,867 | 4 720 |
| 1730 2 | AVENUE D | 10TH ST | 7TH ST | CR | 2U | U | D | 2,700 | 3872 | 4,394 | 3,136 | 436 | -818 | 3,136 | 3,954 | 2,782 | 2,941 | 2,862 |
| 1740 | AVENUE D | 7TH ST | US 1 | CR | 2U | U | D | 2,700 | 5529 | 3,238 | 3,136 | 436 | 222 | 3,136 | 2,914 | 85 | 1,518 | 802 |
| 25700 | AVENUE H | 13TH ST | 7TH ST | CR | 2U | C | C | 2,100 | 0 | 2,970 | 2,673 | 573 | 0 | 2,439 | 2,673 | 4,773 | #DIV/0! | #DIV/0! |
| 25710 | AVENUE H | 7TH ST | US 1 | CR | 2U | C | C | 1,200 | 0 | 8,586 | 7,709 | 6,509 | 0 | 1,394 | 7,709 | 8,909 | #DIV/0! | #DIV/0! |
| 24400 | AVENUE I | 25TH ST | 17TH ST | CR | 2U | U | D | 2,900 | 3075 | 2,584 | 3,368 | 468 | 1,042 | 3,368 | 2,326 | 2,151 | 2,339 | 2,245 |
| 24410 | AVENUE I | 17TH ST | 13TH ST | CR | 2U | D | D | 2,900 | 1981 | 2,789 | 3,429 | 529 | 919 | 3,368 | 2,510 | 3,429 | 3,920 | 3,674 |
| 9400 | AVENUE O | 13TH ST | US 1 | CR | 2U | D | D | 1,750 | 7363 | 8,617 | 2,142 | 392 | -5,613 | 2,032 | 7,755 | 2,142 | 1,966 | 2,054 |
| 9300 | AVENUE Q | ANGLE RD | 25TH ST | CR | 2U | D | D | 3,800 | 2204 | 3,947 | 5,148 | 1,348 | 1,596 | 4,413 | 3,552 | 5,148 | 6,533 | 5,841 |
| 9310 | AVENUE Q | 25TH ST | 17TH ST | CR | 2U | D | D | 3,400 | 1897 | 2,158 | 3,445 | 45 | 1,503 | 3,949 | 1,942 | 3,445 | 3,713 | 3,579 |
| 9320 | AVENUE Q | 17TH ST | 13TH ST | CR | 2U | D | D | 3,400 | 1061 | 1,318 | 3,525 | 125 | 2,339 | 3,949 | 1,186 | 3,525 | 4,054 | 3,789 |
| 1800 | BAYSHORE BLVD | MOUNTWELL ST | PORT ST LUCIE BLVD | CR | 2U | D | D | 5,300 | 10754 | 15,512 | 8,507 | 3,207 | -5,454 | 6,155 | 13,961 | 8,507 | 7,339 | 7,923 |
| 1810 | BAYSHORE BLVD | PORT ST LUCIE BLVD | THORNHILL DR | CR | 4D | D | D | 22,000 | 22150 | 36,678 | 32,860 | 10,860 | -150 | 25,551 | 33,010 | 32,860 | 34,972 | 33,916 |
| 1820 | BAYSHORE BLVD | THORNHILL DR | CROSSTOWN PKWY | CR | 4D | D | D | 21,000 | 16266 | 27,357 | 29,355 | 8,355 | 4,734 | 24,389 | 24,621 | 29,355 | 33,906 | 31,630 |
| 1830 | BAYSHORE BLVD | CROSSTOWN PKWY | PRIMA VISTA BLVD | CR | 4D | D | D | 23,750 | 15586 | 24,956 | 30,625 | 6,875 | 8,164 | 27,583 | 22,461 | 30,625 | 36,508 | 33,566 |
| 1840 | BAYSHORE BLVD | PRIMA VISTA BLVD | FLORESTA DR | CR | 2U | D | D | 14,500 | 11978 | 16,127 | 17,036 | 2,536 | 2,522 | 16,840 | 14,514 | 17,036 | 18,742 | 17,889 |
| 1850 | BAYSHORE BLVD | FLORESTA DR | SELVITZ RD | CR | 2U | D | D | 12,000 | 8816 | 11,692 | 13,907 | 1,907 | 3,384 | 13,937 | 10,523 | 13,907 | 15,633 | 14,770 |
| 1860 | BAYSHORE BLVD | SELVITZ RD | 25TH ST | CR | 2U | U | D | 6,000 | 4146 | 4,318 | 6,968 | 968 | 3,083 | 6,968 | 3,886 | 5,740 | 5,998 | 5,869 |
| 10000 | BEACH AVE | OLEANDER AVE | RIO MAR DR | CR | 2U | D | D | 3,000 | 1768 | 2,416 | 3,408 | 408 | 1,232 | 3,484 | 2,174 | 3,408 | 3,935 | 3,670 |
| 10005 | BEACH AVE | RIO MAR DR | CAMINO | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1900 22 | BECKER RD | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 21,210 | 19,089 | 19,089 | 0 | 0 | 19,089 | 0 | 0 | 0 |
| 1900 23 | BECKER RD | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 0 | 6,593 | 5,934 | 5,934 | 0 | 0 | 5,934 | 0 | 0 | 0 |
| 1900 24 | BECKER RD | N-S ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 6,761 | 6,085 | 6,085 | 0 | 0 | 6,085 | 0 | 0 | 0 |
| 1900 21 | BECKER RD | VILLAGE PKWY | I-95 | CR | 6D | C | C | 11,500 | 2 | 35,550 | 31,995 | 20,495 | 0 | 13,356 | 31,995 | 43,493 | ######## | ######## |
| 1900 25 | BECKER RD | N-S ROAD A | RANGE LINE RD | CR | 4D | C | C | 0 | 0 | 3,332 | 2,999 | 2,999 | 0 | 0 | 2,999 | 0 | 0 | 0 |
| 1900 3 | BECKER RD | I-95 | SAVONA BLVD | CR | 4D | D | D | 8,900 | 15553 | 35,360 | 25,171 | 16,271 | -6,653 | 10,336 | 31,824 | 25,171 | 19,425 | 22,298 |
| 1910 | BECKER RD | SAVONA BLVD | PORT ST LUCIE BLVD | CR | 4D | D | D | 5,700 | 6884 | 20,266 | 17,055 | 11,355 | -1,184 | 6,620 | 18,239 | 17,055 | 16,109 | 16,582 |
| 1920 2 | BECKER RD | PORT ST LUCIE BLVD | ALBACORE ST | CR | 4D | D | D | 5,500 | 6298 | 17,752 | 15,179 | 9,679 | -798 | 6,358 | 15,977 | 15,179 | 14,883 | 15,031 |
| 1920.1 | BECKER RD | ALBACORE ST | DARWIN BLVD | CR | 4D | D | D | 5,500 | 6071 | 15,164 | 13,077 | 7,577 | -571 | 6,388 | 13,648 | 13,077 | 13,188 | 13,132 |
| 1930.12 | BECKER RD | DARWIN BLVD | ATHENA DR | CR | 4D | D | D | 11,200 | 9686 | 19,022 | 18,634 | 7,434 | 1,514 | 13,008 | 17,120 | 18,634 | 21,115 | 19,875 |
| 1930 11 | BECKER RD | ATHENA DR | FLORIDAS TURNPIKE | CR | 4D | D | D | 11,000 | 11499 | 21,917 | 19,226 | 8,226 | -499 | 12,775 | 19,725 | 19,226 | 20,127 | 19,677 |
| 1930.2 | BECKER RD | FLORIDAS TURNPIKE | SOUTHBEND BLVD | CR | 4D | D | D | 9,500 | 11220 | 15,909 | 12,598 | 3,098 | -1,720 | 11,033 | 14,318 | 12,598 | 12,932 | 12,765 |
| 1940 | BECKER RD | SOUTHBEND BLVD | GILSON RD | CR | 2U | D | D | 7,050 | 12243 | 16,797 | 9,924 | 2,874 | -5,193 | 8,188 | 15,117 | 9,924 | 9,285 | 9,605 |
| 2000 | BELL AVE | 25TH ST | SUNRISE BLVD | CR | 2U | D | D | 3,000 | 3125 | 5,023 | 4,396 | 1,396 | -125 | 3,484 | 4,521 | 4,396 | 4,630 | 4,513 |
| 2010 | BELL AVE | SUNRISE BLVD | OLEANDER AVE | CR | 2U | D | D | 3,000 | 2956 | 4,608 | 4,191 | 1,191 | 44 | 3,484 | 4,147 | 4,191 | 4,489 | 4,340 |
| 25930 | BINNEY DR | SR A1A S (SEAWAY) | SR A1A S (OCEAN) | CR | 2U | C | C | 0 | 0 | 3,112 | 2,801 | 2,801 | 0 | 0 | 2,801 | 0 | 0 | 0 |
| 22915 1 | BLANTON BLVD | TORINO PKWY | VOLUCIA DR | CR | 2U | C | C | 0 | 1226 | 1,561 | 1,405 | 1,405 | 0 | 0 | 1,405 | 0 | 0 | 0 |
| 22915 2 | BLANTON BLVD | VOLUCIA DR | EAST TORINO PKWY | CR | 2U | C | C | 0 | 2571 | 4,546 | 4,091 | 4,091 | 0 | 0 | 4,091 | 0 | 0 | 0 |

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10100 | BLUEFIELD RD | BLUEFIELD RANCH RD | OKEECHOBEE RD | CR | 2U | C | C | 0 | 0 | 47 | 42 | 42 | 0 | 0 | 42 | 0 | 0 | 0 |
| 2755 | BUCHANAN DR | MIDWAY | WEATHERBEE | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2750 | BUCHANAN DR | EASY ST | MIDWAY RD | CR | 2U | D | D | 950 | 3053 | 4,140 | 1,623 | 673 | -2,103 | 1,103 | 3,726 | 1,623 | 1,237 | 1,430 |
| 2100 | CALIFORNIA BLVD | CAMEO BLVD | DEL RIO BLVD | CR | 2U | D | D | 5,900 | 5166 | 7,967 | 7,904 | 2,004 | 734 | 6,852 | 7,170 | 7,904 | 8,735 | 8,326 |
| 2120 | CALIFORNIA BLVD | DEL RIO BLVD | CROSSTOWN PKWY | CR | 2U | D | D | 11,500 | 12816 | 17,434 | 14,375 | 2,875 | -1,316 | 13,356 | 15,691 | 14,375 | 15,018 | 14,696 |
| 2110 1 | CALIFORNIA BLVD | DEL RIO BLVD | SAVONA BLVD | CR | 2U | D | D | 11,000 | 8984 | 10,680 | 11,628 | 628 | 2,016 | 12,775 | 9,612 | 11,628 | 12,553 | 12,090 |
| 2130 2 | CALIFORNIA BLVD | HEATHERWOOD BLVD | ST LUCIE WEST BLVD | CR | 2U | U | D | 11,600 | 13591 | 15,076 | 13,472 | 1,872 | -96 | 13,472 | 13,568 | 11,577 | 12,353 | 11,965 |
| 2110 2 | CALIFORNIA BLVD | SAVONA BLVD | DEL RIO BLVD | CR | 2U | U | D | 10,000 | 9699 | 7,988 | 11,614 | 1,614 | 4,425 | 11,614 | 7,189 | 7,490 | 7,906 | 7,698 |
| 2140 | CALIFORNIA BLVD | ST LUCIE WEST BLVD | COUNTRY CLUB DR | CR | 2U | D | D | 7,000 | 9751 | 12,843 | 8,808 | 1,808 | -2,751 | 8,130 | 11,559 | 8,808 | 8,851 | 8,829 |
| 2150 | CALIFORNIA BLVD | UNIVERSITY BLVD | PEACOCK BLVD | CR | 2U | D | D | 5,600 | 5556 | 10,139 | 9,169 | 3,569 | 44 | 6,504 | 9,125 | 9,169 | 9,810 | 9,489 |
| 2130 1 | CALIFORNIA BLVD | CROSSTOWN PKWY | HEATHERWOOD BLVD | CR | 2U | D | D | 11,500 | 15141 | 16,942 | 11,607 | 107 | -3,641 | 13,356 | 15,248 | 11,607 | 12,353 | 11,980 |
| 2141 | CALIFORNIA BLVD | COUNTRY CLUB DR | UNIVERSITY BLVD | CR | 2U | C | C | 0 | 9751 | 14,604 | 13,144 | 13,144 | 0 | 0 | 13,144 | 0 | 0 | 0 |
| 2160 | CALIFORNIA BLVD | PEACOCK BLVD | TORINO PKWY | CR | 2U | D | D | 9,150 | 5501 | 10,239 | 12,864 | 3,714 | 3,649 | 10,627 | 9,215 | 12,864 | 16,350 | 14,607 |
| 24700 | CAMEO BLVD | PORT ST LUCIE BLVD | CALIFORNIA BLVD | CR | 2U | C | D | 4,600 | 5608 | 5,968 | 5,371 | 771 | 0 | 5,342 | 5,371 | 4,363 | 4,699 | 4,531 |
| 24710 | CAMEO BLVD | CALIFORNIA BLVD | CROSSTOWN PKWY | CR | 2U | C | D | 7,100 | 8107 | 8,705 | 7,835 | 735 | 0 | 8,246 | 7,835 | 6,828 | 7,319 | 7,073 |
| 10010 | CAMINO ST | PRIMA VISTA | W OF US 1 | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25100 | CAMPBELL RD | PICOS RD | ORANGE AVE | CR | 2U | D | D | 425 | 82 | 317 | 628 | 203 | 343 | 494 | 285 | 628 | 1,577 | 1,103 |
| 5300 | CANE SLOUGH RD | US 1 | LENNARD RD | CR | 4D | D | D | 9,249 | 6875 | 8,371 | 9,908 | 659 | 2,374 | 10,742 | 7,534 | 9,908 | 10,812 | 10,360 |
| 23590 | CARLTON RD | GLADES CUT-OFF RD | CARLTON RD (N) | CR | 2U | D | D | 300 | 188 | 211 | 302 | 2 | 112 | 348 | 190 | 302 | 323 | 313 |
| 23595 | CARLTON RD | CARLTON RD (S) | OKEECHOBEE RD | CR | 2U | C | D | 475 | 547 | 577 | 519 | 44 | 0 | 552 | 519 | 447 | 481 | 464 |
| 2200 11 | CASHMERE BLVD | DEL RIO BLVD | CROSSTOWN PKWY | CR | 2U | C | D | 8,400 | 10181 | 14,383 | 12,945 | 4,545 | 0 | 9,756 | 12,945 | 11,184 | 11,392 | 11,278 |
| 2200 12 | CASHMERE BLVD | CROSSTOWN PKWY | HEATHERWOOD BLVD | CR | 2U | C | D | 10,600 | 15199 | 17,182 | 15,463 | 4,863 | 0 | 12,311 | 15,463 | 10,864 | 11,503 | 11,184 |
| 2200.2 | CASHMERE BLVD | HEATHERWOOD BLVD | ST LUCIE WEST BLVD | CR | 2U | C | D | 10,600 | 9974 | 12,378 | 11,141 | 541 | 0 | 12,311 | 11,141 | 11,767 | 12,629 | 12,198 |
| 2210 | CASHMERE BLVD | ST LUCIE WEST BLVD | PEACOCK BLVD | CR | 2U | C | D | 8,750 | 6300 | 10,984 | 9,886 | 1,136 | 0 | 10,162 | 9,886 | 12,336 | 14,645 | 13,490 |
| 11300 | CASHMERE BLVD | PEACOCK BLVD | TORINO PKWY | CR | 2U | C | D | 7,400 | 8420 | 10,983 | 9,885 | 2,485 | 0 | 8,584 | 9,885 | 8,885 | 9,266 | 9,066 |
| 2300 | CITRUS AVE | 7TH ST | US 1 | CR | 2O | D | D | 950 | 258 | 476 | 1,120 | 170 | 692 | 1,103 | 428 | 1,120 | 1,683 | 1,402 |
| 2310 1 | CITRUS AVE | US 1 | 2ND ST | CR | 4U | U | D | 4,900 | 6570 | 4,670 | 5,691 | 791 | 1,488 | 5,691 | 4,203 | 2,533 | 3,344 | 2,938 |
| 2310 2 | CITRUS AVE | 2ND ST | INDIAN RIVER DR | CR | 2U | U | D | 4,100 | 6311 | 4,285 | 4,762 | 662 | 905 | 4,762 | 3,857 | 1,646 | 2,672 | 2,159 |
| 2690 | CITRUS AVE (SLC) | SAEGER AVE | MIDWAY RD | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9130 | COMMERCE CENTER DR | CROSSTOWN PKWY | ST LUCIE WEST BLVD | CR | 4D | D | C | 1,100 | 0 | 1,048 | 2,043 | 943 | 1,100 | 1,278 | 943 | 2,043 | #DIV/0! | #DIV/0! |
| 9140 | COMMERCE CENTER DR | ST LUCIE WEST BLVD | GLADES CUT-OFF RD | CR | 2U | D | D | 3,600 | 692 | 10,450 | 12,313 | 8,713 | 2,908 | 4,181 | 9,405 | 12,313 | 52,190 | 32,251 |
| 24010 | COMMUNITY BLVD | WESTCLIFFE LN | TRADITION PKWY | CR | 4D | D | D | 2,300 | 1090 | 4,415 | 5,183 | 2,883 | 1,210 | 2,671 | 3,973 | 5,183 | 8,943 | 7,053 |
| 24000 | COMMUNITY BLVD | TRADITION PKWY | DISCOVERY WAY | CR | 2D | C | C | 0 | 909 | 7,937 | 7,143 | 7,143 | 0 | 0 | 7,143 | 0 | 0 | 0 |
| 24001 | COMMUNITY BLVD | DISCOVERY WAY | OPEN VIEW (WEST) | CR | 4D | C | C | 0 | 0 | 15,050 | 13,545 | 13,545 | 0 | 0 | 13,545 | 0 | 0 | 0 |
| 24002 | COMMUNITY BLVD | OPEN VIEW (WEST) | PAAR (WEST) | CR | 4D | C | C | 0 | 0 | 5,066 | 4,559 | 4,559 | 0 | 0 | 4,559 | 0 | 0 | 0 |
| 24003 | COMMUNITY BLVD | PAAR (WEST) | BECKER RD | CR | 4D | C | C | 0 | 0 | 4,001 | 3,600 | 3,600 | 0 | 0 | 3,600 | 0 | 0 | 0 |
| 9800 | CORTEZ BLVD | 35TH ST | 25TH ST | CR | 2U | D | D | 1,800 | 1099 | 3,729 | 4,057 | 2,257 | 701 | 2,091 | 3,356 | 4,057 | 5,862 | 4,960 |
| 9810 | CORTEZ BLVD | 25TH ST | SUNRISE BLVD | CR | 2U | D | D | 2,400 | 436 | 846 | 2,725 | 325 | 1,964 | 2,787 | 761 | 2,725 | 4,471 | 3,598 |
| 9960 | COUNTRY CLUB DR | ST LUCIE WEST BLVD | CALIFORNIA BLVD | CR | 4D | D | C | 6,000 | 0 | 1,761 | 7,585 | 1,585 | 6,000 | 6,968 | 1,585 | 7,585 | #DIV/0! | #DIV/0! |
| 25300 | CROSSROADS PKWY | OKEECHOBEE RD | KINGS HWY | CR | 2U | C | C | 550 | 0 | 3,255 | 2,930 | 2,380 | 0 | 639 | 2,930 | 3,480 | #DIV/0! | #DIV/0! |
| 25961 | CROSSTOWN PKWY | RANGE LINE RD | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 7,263 | 6,537 | 6,537 | 0 | 0 | 6,537 | 0 | 0 | 0 |
| 25962 | CROSSTOWN PKWY | N-S ROAD A | VILLAGE PKWY | CR | 4D | C | C | 0 | 0 | 21,839 | 19,475 | 19,475 | 0 | 0 | 19,475 | 0 | 0 | 0 |
| 25960 | CROSSTOWN PKWY | VILLAGE PKWY | COMMERCE CTR DR | CR | 4D | D | D | 5,400 | 4131 | 34,904 | 32,682 | 27,282 | 1,269 | 6,272 | 31,413 | 32,682 | 43,801 | 38,242 |
| 10270 1 | CROSSTOWN PKWY | COMMERCE CTR DR | I-95 | CR | 6D | D | D | 5,100 | 4712 | 38,318 | 34,874 | 29,774 | 388 | 5,923 | 34,486 | 34,874 | 39,814 | 37,344 |
| 10270 2 | CROSSTOWN PKWY | I-95 | CALIFORNIA BLVD | CR | 6D | D | D | 13,000 | 21634 | 47,593 | 34,199 | 21,199 | -6,634 | 15,098 | 42,833 | 34,199 | 27,455 | 30,827 |
| 10280 | CROSSTOWN PKWY | CALIFORNIA BLVD | CASHMERE BLVD | CR | 6D | D | D | 14,000 | 20153 | 37,110 | 27,246 | 13,246 | -6,153 | 16,260 | 33,399 | 27,246 | 24,749 | 25,997 |
| 10290 1 | CROSSTOWN PKWY | CASHMERE BLVD | CAMEO BLVD | CR | 6D | D | D | 16,500 | 25327 | 42,759 | 28,656 | 12,156 | -9,827 | 19,193 | 38,483 | 28,656 | 25,727 | 27,191 |
| 10290 2 | CROSSTOWN PKWY | CAMEO BLVD | BAYSHORE BLVD | CR | 6D | D | D | 20,000 | 28234 | 46,623 | 33,727 | 13,727 | -8,234 | 23,228 | 41,961 | 33,727 | 31,705 | 32,716 |
| 10300 | CROSSTOWN PKWY | BAYSHORE BLVD | AIROSO BLVD | CR | 6D | D | D | 12,500 | 9813 | 29,589 | 29,299 | 16,799 | 2,687 | 14,518 | 26,612 | 29,299 | 36,158 | 32,729 |
| 10310 1 | CROSSTOWN PKWY | AIROSO BLVD | SANDIA DR | CR | 6D | D | D | 5,950 | 7082 | 26,886 | 23,065 | 17,115 | -1,132 | 6,910 | 24,197 | 23,065 | 21,685 | 22,375 |
| 10310 2 | CROSSTOWN PKWY | SANDIA DR | MANTH LN | CR | 6D | D | D | 5,567 | 7082 | 26,886 | 22,682 | 17,115 | -1,515 | 6,466 | 24,197 | 22,682 | 20,289 | 21,486 |
| 10310 3 | CROSSTOWN PKWY | MANTH LN | FLORESTA DR | CR | 6D | D | D | 4,350 | 4291 | 25,395 | 22,915 | 18,565 | 59 | 5,052 | 22,856 | 22,915 | 24,714 | 23,814 |
| 10315 | CROSSTOWN PKWY | FLORESTA DR | CORAL REEF ST | CR | 6D | C | C | 0 | 0 | 40,083 | 36,074 | 36,074 | 0 | 0 | 36,074 | 0 | 0 | 0 |
| 10320 | CROSSTOWN PKWY | CORAL REEF ST | US 1 | CR | 6D | C | C | 0 | 0 | 40,293 | 36,264 | 36,264 | 0 | 0 | 36,264 | 0 | 0 | 0 |
| 3155 | CURTIS ST | FLORESTA DR | PRIMA VISTA BLVD | CR | 2U | C | C | 0 | 2252 | 3,813 | 3,432 | 3,432 | 0 | 0 | 3,432 | 0 | 0 | 0 |
| 2400 | DARWIN BLVD | BECKER RD | PAAR DR | CR | 2U | D | D | 5,000 | 6264 | 8,537 | 6,419 | 1,419 | -1,264 | 5,807 | 7,683 | 6,419 | 6,541 | 6,480 |
| 2410 1 | DARWIN BLVD | PAAR DR | TULIP BLVD | CR | 2U | D | D | 8,250 | 7187 | 9,481 | 9,596 | 1,346 | 1,063 | 9,582 | 8,533 | 9,596 | 10,448 | 10,022 |
| 2410 2 | DARWIN BLVD | TULIP BLVD | PORT ST LUCIE BLVD | CR | 2U | D | D | 11,500 | 8317 | 10,806 | 12,908 | 1,408 | 3,183 | 13,356 | 9,725 | 12,908 | 14,344 | 13,626 |
| 2500 | DEL RIO BLVD | PORT ST LUCIE BLVD | CALIFORNIA BLVD | CR | 2U | U | D | 11,100 | 12351 | 12,067 | 12,892 | 1,792 | 2,031 | 12,892 | 10,860 | 9,609 | 10,411 | 10,010 |
| 25925 | DEL RIO BLVD | CALIFORNIA BLVD | MACKENZIE ST | CR | 2U | C | C | 0 | 130 | 3,171 | 2,854 | 2,854 | 0 | 0 | 2,854 | 0 | 0 | 0 |
| 2510 | DEL RIO BLVD | CALIFORNIA BLVD | CASHMERE BLVD | CR | 2U | U | D | 8,400 | 8883 | 9,741 | 9,756 | 1,356 | 989 | 9,756 | 8,767 | 8,284 | 8,843 | 8,564 |
| 2520 | DEL RIO BLVD | CASHMERE BLVD | CALIFORNIA BLVD | CR | 2U | C | C | 0 | 4717 | 8,929 | 8,036 | 8,036 | 0 | 0 | 8,036 | 0 | 0 | 0 |
| 2600 | DELAWARE AVE | HARTMAN RD | 33RD ST | CR | 2U | D | D | 2,300 | 580 | 1,015 | 2,634 | 334 | 1,720 | 2,671 | 914 | 2,634 | 3,864 | 3,249 |
| 2610 | DELAWARE AVE | 33RD ST | 25TH ST | CR | 4U | D | D | 5,500 | 4299 | 5,201 | 5,882 | 382 | 1,201 | 6,388 | 4,681 | 5,882 | 6,388 | 6,135 |
| 2620 | DELAWARE AVE | 25TH ST | OKEECHOBEE RD | CR | 4U | U | D | 2,600 | 2799 | 1,390 | 3,020 | 420 | 1,769 | 3,020 | 1,251 | 1,052 | 1,240 | 1,145 |
| 2630 | DELAWARE AVE | OKEECHOBEE RD | 13TH ST | CR | 2D | U | D | 11,000 | 4842 | 5,170 | 12,775 | 1,775 | 8,123 | 12,775 | 4,653 | 10,811 | 11,275 | 11,043 |
| 2640 1 | DELAWARE AVE | 13TH ST | 10TH ST | CR | 2U | D | D | 9,750 | 2820 | 4,127 | 10,644 | 894 | 6,930 | 11,324 | 3,714 | 10,644 | 13,698 | 12,171 |
| 2640 2 | DELAWARE AVE | 10TH ST | 7TH ST | CR | 2U | D | D | 8,500 | 1299 | 1,654 | 8,690 | 190 | 7,201 | 9,872 | 1,489 | 8,690 | 10,390 | 9,540 |
| 2650 | DELAWARE AVE | 7TH ST | US 1 | CR | 2U | D | D | 6,800 | 1136 | 1,204 | 6,829 | 29 | 5,664 | 7,898 | 1,165 | 6,829 | 7,436 | 7,132 |
| 25905 | DISCOVERY WAY | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 187 | 20,228 | 18,205 | 18,205 | 0 | 0 | 18,205 | 0 | 0 | 0 |
| 25906 | DISCOVERY WAY | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 272 | 1,240 | 1,116 | 1,116 | 0 | 0 | 1,116 | 0 | 0 | 0 |
| 25907 | DISCOVERY WAY | N-S ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 272 | 380 | 342 | 342 | 0 | 0 | 342 | 0 | 0 | 0 |
| 25908 | DISCOVERY WAY | N-S ROAD A | RANGE LINE RD | CR | 4D | C | C | 0 | 272 | 2,355 | 2,120 | 2,120 | 0 | 0 | 2,120 | 0 | 0 | 0 |
| 22910 2 | EAST TORINO PKWY | CASHMERE BLVD | BLANTON BLVD | CR | 2U | D | D | 2,200 | 6394 | 7,520 | 2,574 | 374 | -4,194 | 2,555 | 6,768 | 2,574 | 2,484 | 2,529 |
| 22910 3 | EAST TORINO PKWY | BLANTON BLVD | TORINO PKWY | CR | 2U | D | D | 2,200 | 9021 | 12,684 | 4,595 | 2,395 | -6,821 | 2,555 | 11,416 | 4,595 | 2,970 | 3,782 |
| 22920 | EAST TORINO PKWY | TORINO PKWY | MIDWAY RD | CR | 2U | D | D | 2,200 | 11858 | 17,533 | 6,122 | 3,922 | -9,658 | 2,555 | 15,780 | 6,122 | 3,123 | 4,622 |
| 2700 1 | EASY ST | US 1 | BUCHANAN DR | CR | 2U | U | D | 4,670 | 5035 | 5,043 | 5,424 | 754 | 885 | 5,424 | 4,539 | 4,174 | 4,490 | 4,332 |
| 2700 2 | EASY ST | BUCHANAN DR | YUCCA DR | CR | 2U | D | D | 4,900 | 701 | 1,446 | 5,500 | 600 | 4,199 | 5,691 | 1,301 | 5,500 | 9,703 | 7,602 |
| 2800 1 | EDWARDS RD | JENKINS RD | MCNEIL RD | CR | 2U | D | D | 10,200 | 6267 | 12,300 | 15,003 | 4,803 | 3,933 | 11,846 | 11,070 | 15,003 | 19,218 | 17,110 |
| 2800 2 | EDWARDS RD | MCNEIL RD | SELVITZ RD | CR | 2U | D | D | 10,350 | 9566 | 15,990 | 15,175 | 4,825 | 784 | 12,020 | 14,391 | 15,175 | 16,608 | 15,892 |
| 2810 | EDWARDS RD | SELVITZ RD | 25TH ST | CR | 2U | D | D | 10,100 | 7562 | 12,782 | 14,042 | 3,942 | 2,538 | 11,730 | 11,504 | 14,042 | 16,390 | 15,216 |
| 2820 | EDWARDS RD | 25TH ST | SUNRISE BLVD | CR | 4D | D | D | 14,100 | 7127 | 15,617 | 21,028 | 6,928 | 6,973 | 16,376 | 14,055 | 21,028 | 29,661 | 25,344 |
| 2830 | EDWARDS RD | SUNRISE BLVD | OLEANDER AVE | CR | 4D | D | D | 11,900 | 6269 | 10,280 | 14,883 | 2,983 | 5,831 | 13,821 | 9,252 | 14,883 | 18,733 | 16,808 |
| 2840 | EDWARDS RD | OLEANDER AVE | US 1 | CR | 4D | D | D | 8,950 | 3078 | 5,322 | 10,662 | 1,712 | 5,872 | 10,395 | 4,790 | 10,662 | 14,857 | 12,759 |
| 2900 2 | EMERSON AVE | INDIRO RD | RUSSOS RD | SR | 2U | F | F | 4,600 | 5554 | 8,439 | 6,675 | 2,075 | -920 | 5,342 | 7,595 | 6,641 | 6,710 | 6,675 |
| 2900 3 | EMERSON AVE | RUSSOS RD | FT PIERCE BLVD | SR | 2U | F | F | 4,600 | 6029 | 10,795 | 6,096 | 3,496 | -1,619 | 5,342 | 9,715 | 8,286 | 7,907 | 8,096 |
| 2910 | EMERSON AVE | FT PIERCE BLVD | NORTH BLVD | SR | 2U | C | C | 0 | 6020 | 10,915 | 9,824 | 9,824 | 0 | 0 | 9,824 | 0 | 0 | 0 |
| 9122 | E-W ROAD 2 | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 10,037 | 9,033 | 9,033 | 0 | 0 | 9,033 | 0 | 0 | 0 |
| 9124 | E-W ROAD 2 | N-S- ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 7,202 | 6,482 | 6,482 | 0 | 0 | 6,482 | 0 | 0 | 0 |
| 9123 | E-W ROAD 2 | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 0 | 10,145 | 9,131 | 9,131 | 0 | 0 | 9,131 | 0 | 0 | 0 |
| 25008 | E-W ROAD 6 | SHINN RD | MCCARTY RD | CR | 4D | C | C | 0 | 0 | 95 | 86 | 86 | 0 | 0 | 86 | 0 | 0 | 0 |
| 25009 | E-W ROAD 6 | MCCARTY RD | GLADES CUT-OFF RD | CR | 4D | C | C | 0 | 0 | 183 | 165 | 165 | 0 | 0 | 165 | 0 | 0 | 0 |
| 3000 | FARMERS MARKET RD | OLEANDER AVE | US 1 | CR | 2U | C | D | 1,950 | 2288 | 2,467 | 2,220 | 270 | 0 | 2,265 | 2,220 | 1,882 | 2,018 | 1,950 |
| 25955 | FFA RD | ORANGE AVE | ANGLE RD | CR | 2U | C | C | 200 | 0 | 1,314 | 1,183 | 983 | 0 | 232 | 1,183 | 1,383 | #DIV/0! | #DIV/0! |
| 3100 | FLORESTA DR | OAKLYN ST | PORT ST LUCIE BLVD | CR | 2U | D | D | 11,300 | 13967 | 16,487 | 12,172 | 872 | -2,667 | 13,124 | 14,839 | 12,172 | 12,805 | 12,489 |
| 3110 2 | FLORESTA DR | PORT ST LUCIE BLVD | THORNHILL DR | CR | 2U | U | D | 14,600 | 13647 | 11,080 | 16,956 | 2,356 | 7,003 | 16,956 | 9,954 | 10,907 | 11,359 | 11,133 |
| 3110 1 | FLORESTA DR | THORNHILL DR | CROSSTOWN PKWY | CR | 2U | D | D | 14,700 | 9347 | 11,934 | 16,094 | 1,394 | 5,353 | 17,073 | 10,741 | 16,094 | 18,018 | 17,056 |
| 3130 | FLORESTA DR | CROSSTOWN PKWY | PRIMA VISTA BLVD | CR | 2U | D | D | 11,850 | 7740 | 14,937 | 17,553 | 5,703 | 4,110 | 13,763 | 13,443 | 17,553 | 21,953 | 19,753 |
| 3140 | FLORESTA DR | PRIMA VISTA BLVD | AIROSO BLVD | CR | 2U | U | D | 9,600 | 10255 | 10,914 | 11,149 | 1,549 | 1,327 | 11,149 | 9,823 | 9,166 | 9,809 | 9,488 |
| 3150 2 | FLORESTA DR | AIROSO BLVD | SELVITZ RD | CR | 2U | D | D | 3,500 | 4224 | 5,844 | 4,536 | 1,036 | -724 | 4,065 | 5,260 | 4,536 | 4,649 | 4,592 |
| 3150 1 | FLORESTA DR | SELVITZ RD | BAYSHORE BLVD | CR | 2U | D | D | 3,829 | 3399 | 5,300 | 5,200 | 1,371 | 430 | 4,447 | 4,770 | 5,200 | 5,732 | 5,466 |
| 3200 1 | FLORIDA'S TURNPIKE | MARTIN C L | BECKER RD | SR | 4F | F | F | 38,817 | 41700 | 50,989 | 44,286 | 5,469 | -1,604 | 45,082 | 45,890 | 43,007 | 45,565 | 44,286 |
| 3200 | FLORIDA'S TURNPIKE | BECKER RD | PORT ST LUCIE BLVD | SR | 4F | F | F | 38,817 | 37859 | 46,433 | 44,226 | 5,409 | 2,436 | 45,082 | 41,790 | 42,748 | 45,704 | 44,226 |
| 3210 1 | FLORIDA'S TURNPIKE | PORT ST LUCIE BLVD | MIDWAY RD | SR | 4F | F | #N/A | 32,300 | 36,003 | 39,805 | 33,202 | 902 | -2,622 | 37,513 | 35,825 | 32,122 | 34,283 | 33,202 |
| 3210 2 | FLORIDA'S TURNPIKE | MIDWAY RD | OKEECHOBEE RD | SR | 4F | F | #N/A | 32,300 | 36,003 | 39,805 | 33,202 | 902 | -2,622 | 37,513 | 35,825 | 32,122 | 34,283 | 33,202 |
| 3220 1 | FLORIDA'S TURNPIKE | OKEECHOBEE RD | AIRPORT CONNECTOR | SR | 4F | C | #N/A | 26,400 | 29,515 | 11,265 | 10,139 | -16,261 | 0 | 30,661 | 10,139 | 7,024 | 9,673 | 8,349 |
| 3220 2 | FLORIDA'S TURNPIKE | AIRPORT CONNECTOR | INDIAN RIVER C L | SR | 4F | F | #N/A | 26,400 | 29,515 | 34,987 | 29,208 | 2,808 | -2,280 | 30,661 | 31,488 | 28,373 | 30,043 | 29,208 |
| 24100 | FT PIERCE BLVD | INDIRO RD | EMERSON AVE | CR | 2U | D | C | 2,805 | 0 | 2,432 | 4,994 | 2,189 | 2,805 | 3,258 | 2,189 | 4,994 | #DIV/0! | #DIV/0! |
| 25500 | GARDENIA AVE | OLEANDER AVE | US 1 | CR | 2U | D | D | 2,400 | 1050 | 1,419 | 2,627 | 227 | 1,350 | 2,787 | 1,277 | 2,627 | 3,114 | 2,870 |
| 3290 2 | GATLIN BLVD | W OF I-95 | E OF I-95 | CR | 6D | C | D | 32,500 | 15615 | 55,177 | 49,659 | 17,159 | 0 | 37,746 | 49,659 | 66,544 | 110,248 | 88,396 |
| 3301 | GATLIN BLVD | E OF I-95 | SAVAGE BLVD | CR | 6D | C | D | 32,500 | 20481 | 52,218 | 46,996 | 14,496 | 0 | 37,746 | 46,996 | 59,015 | 79,546 | 69,281 |
| 3302 | GATLIN BLVD | SAVAGE BLVD | ROSSER BLVD | CR | 6D | C | D | 32,500 | 21202 | 47,282 | 42,554 | 10,054 | 0 | 37,746 | 42,554 | 53,852 | 69,578 | 61,715 |
| 3310 | GATLIN BLVD | ROSSER BLVD | SAVONA BLVD | CR | 6D | C | D | 32,500 | 23203 | 44,150 | 39,735 | 7,235 | 0 | 37,746 | 39,735 | 49,032 | 59,366 | 54,199 |
| 3320 | GATLIN BLVD | SAVONA BLVD | PORT ST LUCIE BLVD | CR | 6D | C | D | 32,500 | 17698 | 38,310 | 34,479 | 1,979 | 0 | 37,746 | 34,479 | 49,281 | 67,537 | 58,409 |
| 3500 | GEORGIA AVE | 27TH ST | 25TH ST | CR | 2U | C | C | 0 | 0 | 3,279 | 2,951 | 2,951 | 0 | 0 | 2,951 | 0 | 0 | 0 |
| 3510 | GEORGIA AVE | 25TH ST | OKEECHOBEE RD | CR | 2U | D | C | 3,900 | 0 | 2,468 | 6,121 | 2,221 | 3,900 | 4,529 | 2,221 | 6,121 | #DIV/0! | #DIV/0! |
| 3520 1 | GEORGIA AVE | OKEECHOBEE RD | 17TH ST | CR | 2U | D | D | 3,900 | 1655 | 3,086 | 5,022 | 1,122 | 2,245 | 4,529 | 2,777 | 5,022 | 6,980 | 6,001 |
| 3520 2 | GEORGIA AVE | 17TH ST | 13TH ST | CR | 2U | D | D | 4,600 | 1307 | 3,842 | 6,750 | 2,150 | 3,293 | 5,342 | 3,457 | 6,750 | 12,979 | 9,865 |
| 3530 | GEORGIA AVE | 13TH ST | 7TH ST | CR | 2U | D | D | 2,100 | 1540 | 2,071 | 2,424 | 324 | 560 | 2,439 | 1,864 | 2,424 | 2,711 | 2,568 |
| 3540 | GEORGIA AVE | 7TH ST | US 1 | CR | 2U | U | D | 2,000 | 3956 | 1,832 | 2,323 | 323 | 674 | 2,323 | 1,649 | -307 | 889 | 291 |
| 25940 | GEORGIA AVE | US 1 | 3RD ST | CR | 2U | C | C | 0 | 333 | 531 | 478 | 478 | 0 | 0 | 478 | 0 | 0 | 0 |
| 3600 | GILSON RD | MARTIN C L | BECKER RD | CR | 2U | D | D | 9,050 | 12986 | 16,687 | 11,082 | 2,032 | -3,936 | 10,511 | 15,018 | 11,082 | 11,184 | 11,123 |

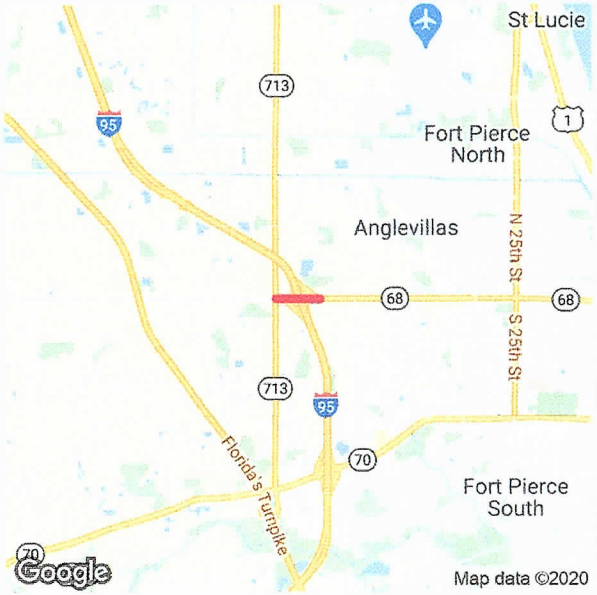
| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3610 | GILSON RD | BECKER RD | LAKERIDGE DR | CR | 2U | C | C | 0 | 2709 | 3,630 | 3,267 | 3,267 | 0 | 0 | 3,267 | 0 | 0 | 0 |
| 3700 | GLADES CUT-OFF RD | CARLTON RD | RANGE LINE RD | CR | 2U | D | D | 3,800 | 660 | 984 | 4,026 | 226 | 3,140 | 4,413 | 886 | 4,026 | 5,439 | 4,732 |
| 23565 | GLADES CUT-OFF RD | RANGE LINE RD | RESERVE BLVD | CR | 2U | D | D | 1,800 | 1785 | 11,769 | 10,607 | 8,807 | 15 | 2,091 | 10,592 | 10,607 | 11,393 | 11 000 |
| 23570 | GLADES CUT-OFF RD | RESERVE BLVD | COMMERCE CTR DR | CR | 2U | D | D | 3,050 | 2194 | 12 650 | 12,241 | 9,191 | 856 | 3,542 | 11,385 | 12,241 | 16,882 | 14 552 |
| 3720 | GLADES CUT-OFF RD | COMMERCE CTR DR | MIDWAY RD | CR | 2U | D | D | 2,475 | 2567 | 13,436 | 11,980 | 9,505 | -112 | 2,874 | 12,092 | 11,980 | 12,340 | 12 160 |
| 3730 1 | GLADES CUT-OFF RD | MIDWAY RD | JENKINS RD | CR | 2U | D | D | 5,800 | 4473 | 9,373 | 9,863 | 3,963 | 1,427 | 6,852 | 8,436 | 9,863 | 11,869 | 10 866 |
| 3730 2 | GLADES CUT-OFF RD | JENKINS RD | SELVITZ RD | CR | 2U | D | D | 3,800 | 4346 | 8,619 | 7,211 | 3,411 | -546 | 4,413 | 7,757 | 7,211 | 7,235 | 7 223 |
| 25400 | GRAHAM RD | KINGS HWY | JENKINS RD | CR | 2U | D | D | 2,800 | 2779 | 5,969 | 5,393 | 2,593 | 21 | 3,252 | 5,372 | 5,393 | 5,773 | 5 583 |
| 11205 | GRAND DR | LENNARD RD | WALTON RD | CR | 2U | C | #N/A | 0 | 0 | 1,822 | 1,640 | 1,640 | 0 | 0 | 1,640 | 0 | 0 | 0 |
| 3800 1 | GREEN RIVER PKWY | MARTIN C L | CHARLESTON DR | CR | 2U | D | D | 2,300 | 8578 | 12,838 | 5,276 | 2,976 | -6,278 | 2,671 | 11,554 | 5,276 | 3,305 | 4,290 |
| 3800 2 | GREEN RIVER PKWY | CHARLESTON DR | MELALEUCA BLVD | CR | 2U | D | D | 2,300 | 6878 | 10,526 | 5,727 | 3,427 | -4,378 | 2,671 | 10,105 | 5,727 | 3,480 | 4,604 |
| 3800 3 | GREEN RIVER PKWY | MELALEUCA BLVD | WALTON RD | CR | 2U | D | D | 2,300 | 3906 | 7,222 | 5,327 | 3,027 | -1,606 | 2,671 | 6,933 | 5,327 | 4,083 | 4 705 |
| 3900 1 | HARTMAN RD | OKEECHOBEE RD | PETERSON RD | CR | 2U | D | D | 4,700 | 4625 | 6,504 | 6,319 | 1,619 | 75 | 5,459 | 6,244 | 6,319 | 6,345 | 6,332 |
| 3900.2 | HARTMAN RD | PETERSON RD | DELAWARE AVE | CR | 2U | D | D | 4,600 | 4614 | 7,604 | 7,286 | 2,686 | -14 | 5,342 | 7,300 | 7,286 | 7,278 | 7,282 |
| 3910 | HARTMAN RD | DELAWARE AVE | ORANGE AVE | CR | 2U | D | D | 4,600 | 4683 | 7,755 | 7,362 | 2,762 | -83 | 5,342 | 7,445 | 7,362 | 7,313 | 7 337 |
| 4010 | HEADER CANAL RD | OKEECHOBEE RD | ORANGE AVE | CR | 2U | D | D | 1,632 | 94 | 213 | 1,742 | 110 | 1,538 | 1,895 | 204 | 1,742 | 3,550 | 2,646 |
| 25975 | HEATHERWOOD BLVD | CALIFORNIA BLVD | CASHMERE BLVD | CR | 2D | D | D | 2,500 | 5332 | 7,204 | 4,084 | 1,584 | -2,832 | 2,904 | 6,916 | 4,084 | 3,242 | 3,663 |
| 24800 | HILLMOOR DR | US 1 | LENNARD RD | CR | 2U | D | D | 3,800 | 2796 | 4,384 | 5,213 | 1,413 | 1,004 | 4,413 | 4,209 | 5,213 | 5,720 | 5,466 |
| 4300 | I-95 | MARTIN C L | GATLIN BLVD | SR | 8F | F | F | 63,000 | 53483 | 94,601 | 100,817 | 37,817 | 15,677 | 73,168 | 85,141 | 94,658 | 106,977 | 100,817 |
| 4310 1 | I-95 | GATLIN BLVD | CROSSTOWN PKWY | SR | 6F | F | F | 63,000 | 66172 | 125,400 | 112,151 | 49,151 | -709 | 73,168 | 112,860 | 109,688 | 114,613 | 112,151 |
| 4310 2 | I-95 | CROSSTOWN PKWY | ST LUCIE WEST BLVD | SR | 8F | F | F | 63,000 | 66619 | 136,300 | 121,395 | 58,395 | -1,275 | 73,168 | 122,670 | 119,051 | 123,740 | 121,395 |
| 4320 | I-95 | ST LUCIE WEST BLVD | MIDWAY RD | SR | 6F | F | F | 56,500 | 60115 | 110,100 | 97,407 | 40,907 | -1,683 | 65,619 | 99,090 | 95,475 | 99,340 | 97,407 |
| 4330 | I-95 | MIDWAY RD | OKEECHOBEE RD | SR | 8F | F | F | 68,500 | 57376 | 106 600 | 114,620 | 46,120 | 18,680 | 79,556 | 95,940 | 107,064 | 122,177 | 114,620 |
| 4340 | I-95 | OKEECHOBEE RD | ORANGE AVE | SR | 8F | F | F | 46,258 | 53204 | 101,500 | 84,561 | 38,303 | -6,789 | 53,724 | 91,350 | 84,404 | 84,719 | 84,561 |
| 4350 1 | I-95 | ORANGE AVE | AIRPORT CONNECTOR | SR | 8F | C | #N/A | 35,000 | 43,731 | 86,302 | 77,672 | 42,672 | 0 | 40,649 | 77,672 | 68,941 | 66,309 | 67,625 |
| 4350 2 | I-95 | AIRPORT CONNECTOR | INDRIO RD | SR | 8F | F | #N/A | 35,000 | 43,731 | 66,336 | 50,970 | 15,970 | -8,733 | 40,649 | 59,702 | 50,971 | 50,968 | 50,970 |
| 4360 | I-95 | INDRIO RD | INDIAN RIVER C L | SR | 6F | F | F | 32,500 | 37629 | 54,409 | 44,476 | 11,976 | -4,492 | 37 746 | 48,968 | 43,839 | 45,113 | 44,476 |
| 25920 | IMPORT DR | GATLIN BLVD | SAVAGE BLVD | CR | 2U | U | C | 1,800 | 0 | 9,019 | 2,091 | 291 | -6,026 | 2,091 | 8,117 | 9,917 | #DIV/0! | #DIV/0! |
| 4100 | INDIAN RIVER DR | MARTIN C L | WALTON RD | CR | 2U | D | D | 5,400 | 6834 | 11,043 | 8,505 | 3,105 | -1,434 | 6,272 | 9,939 | 8,505 | 8,377 | 8,441 |
| 4110 | INDIAN RIVER DR | WALTON RD | MIDWAY RD | CR | 2U | D | D | 3,800 | 5313 | 7,698 | 5,415 | 1,615 | -1,513 | 4 413 | 6,928 | 5,415 | 5,286 | 5,350 |
| 4120 | INDIAN RIVER DR | MIDWAY RD | SAVANNAH RD | CR | 2U | D | D | 4,250 | 5048 | 8,211 | 6,591 | 2,341 | -798 | 4,936 | 7,389 | 6,591 | 6,636 | 6,614 |
| 4130 | INDIAN RIVER DR | SAVANNAH RD | CITRUS AVE | CR | 2U | D | D | 3,950 | 4493 | 7,790 | 6,468 | 2,518 | -543 | 4,588 | 7,011 | 6,468 | 6,574 | 6,521 |
| 4140 | INDIAN RIVER DR | CITRUS AVE | ORANGE AVE | CR | 2U | C | D | 5,400 | 10132 | 10,599 | 9,539 | 4,139 | 0 | 6,272 | 9,539 | 4,807 | 5,423 | 5,115 |
| 4150 | INDIAN RIVER DR | ORANGE AVE | AVENUE A | CR | 2U | C | D | 5,300 | 11329 | 11,321 | 10,189 | 4,889 | 0 | 6,155 | 10,189 | 4,160 | 5,084 | 4,622 |
| 4160 2 | INDIAN RIVER DR | AVENUE A | AVENUE D | CR | 2U | C | D | 5,650 | 11487 | 11,915 | 10,724 | 5,074 | 0 | 6,562 | 10,724 | 4,887 | 5,626 | 5,256 |
| 4160 1 | INDIAN RIVER DR | AVENUE D | SEAWAY DR | CR | 2U | D | D | 6,000 | 11487 | 13,383 | 6,558 | 558 | -5,487 | 6,968 | 12,045 | 6,558 | 6,711 | 6,634 |
| 4200 1 | INDRIO RD | PRIVATE RD | I-95 W RAMPS | CR | 2U | D | D | 1,650 | 268 | 5,482 | 6,316 | 4,666 | 1,382 | 1,916 | 4 934 | 6,316 | 32,401 | 19,358 |
| 4200.2 | INDRIO RD | I-95 W RAMP | I-95 E RAMP | SR | 4D | F | F | 6,175 | 6044 | 7,600 | 7,212 | 1,037 | 373 | 7,172 | 6,840 | 6,971 | 7,454 | 7,212 |
| 42'0 1 | INDRIO RD | I-95 E RAMP | KOBLEGARD RD | SR | 4D | F | F | 10,700 | 12361 | 24,601 | 20,462 | 9,762 | -1,679 | 12,427 | 22,141 | 20,480 | 20,443 | 20,462 |
| 4210 2 | INDRIO RD | KOBLEGARD RD | JOHNSTON RD | SR | 4D | F | F | 10,700 | 12370 | 21,092 | 17,413 | 6,713 | -1,569 | 12,427 | 18,982 | 17,312 | 17,514 | 17,413 |
| 4220 | INDRIO RD | JOHNSTON RD | EMERSON AVE | SR | 4D | F | F | 10,700 | 6111 | 9,196 | 14,161 | 3,461 | 5,885 | 12,427 | 8,276 | 12,865 | 15 457 | 14,161 |
| 4225 | INDRIO RD | EMERSON AVE | SEMINOLE RD | SR | 2U | C | F | 5,466 | 8344 | 9,487 | 8,538 | 3,072 | 0 | 6 348 | 8,538 | 5,660 | 5,966 | 5 813 |
| 4230 | INDRIO RD | SEMINOLE RD | KINGS HWY | SR | 2U | U | F | 10,600 | 9251 | 9,786 | 12,311 | 1,711 | 3,503 | 12,311 | 8,807 | 10 156 | 10 764 | 10 460 |
| 4240 | INDRIO RD | KINGS HWY | SLASH PINE TRL | CR | 2U | D | D | 5,500 | 2487 | 4,566 | 7,123 | 1,623 | 3,013 | 6,388 | 4,110 | 7,123 | 9,694 | 8,408 |
| 4245 | INDRIO RD | SLASH PINE TRL | US 1 | CR | 2U | D | D | 5,500 | 4731 | 8,758 | 8,651 | 3,151 | 769 | 6,388 | 7,882 | 8,651 | 9,774 | 9,213 |
| 4250 | INDRIO RD | US 1 | OLD DIXIE HWY | CR | 2U | D | C | 1,100 | 0 | 289 | 1,360 | 260 | 1,100 | 1,278 | 260 | 1,360 | #DIV/0! | #DIV/0! |
| 4401 | JENKINS RD | EDWARDS RD | ALTMAN RD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4403 | JENKINS RD | WALMART N ACCESS RD | GLADES CUTOFF RD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4405 | JENKINS RD | POST OFFICE RD | MIDWAY RD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4400 | JENKINS RD | EDWARDS RD | OKEECHOBEE RD | CR | 2U | D | D | 4,400 | 6390 | 12,360 | 9,134 | 4,734 | -1,990 | 5,110 | 11,124 | 9,134 | 8,170 | 8,652 |
| 4410 1 | JENKINS RD | OKEECHOBEE RD | GRAHAM RD | CR | 2U | D | D | 7,100 | 3791 | 7,270 | 9,852 | 2,752 | 3,309 | 8,246 | 6,543 | 9,852 | 13 072 | 11 462 |
| 4410 2 | JENKINS RD | GRAHAM RD | PETERSON RD | CR | 2U | D | D | 7 100 | 1586 | 2,441 | 7,711 | 611 | 5,514 | 8,246 | 2,197 | 7,711 | 10,490 | 9,101 |
| 4410 3 | JENKINS RD | PETERSON RD | ORANGE AVE | CR | 2U | D | D | 7,100 | 1533 | 2,268 | 7,608 | 508 | 5,567 | 8,246 | 2,041 | 7,608 | 10,084 | 8 846 |
| 4410 4 | JENKINS RD | ORANGE AVE | LOOP RD | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10200 | JENNINGS RD | US 1 | LENNARD RD | CR | 4D | D | D | 4 500 | 5310 | 8 302 | 6,681 | 2 161 | -810 | 5,226 | 7,471 | 6,661 | 6,754 | 6 708 |
| 4500 | JOHNSTON RD | ANGLE RD | L20 | CR | 2U | D | D | 1,700 | 1460 | 2,073 | 2,106 | 406 | 240 | 1,974 | 1,866 | 2,106 | 2,317 | 2,211 |
| 4510 1 | JOHNSTON RD | L20 | MEADOWOOD DR | CR | 2U | D | D | 1,700 | 1460 | 2,073 | 2,106 | 406 | 240 | 1,974 | 1,866 | 2,106 | 2,317 | 2,211 |
| 4520 | JOHNSTON RD | INDIRO RD | RUSSOS RD | CR | 2U | D | D | 6 200 | 9833 | 15,173 | 10,023 | 3,823 | -3,833 | 7,201 | 13,656 | 10,023 | 9,184 | 9 604 |
| 4510 2 | JOHNSTON RD | MEADOWOOD DR | OLD JOHNSTON RD | CR | 2U | U | D | 1,400 | 1057 | 1,118 | 1,626 | 226 | 620 | 1,626 | 1,006 | 1 349 | 1,422 | 1,385 |
| 4530 | JOHNSTON RD | RUSSOS RD | INDIAN RIVER C L | CR | 2U | D | D | 6,157 | 10300 | 15,682 | 9,971 | 3,814 | -4,143 | 7,151 | 14,114 | 9,971 | 8,999 | 9 485 |
| 4510 3 | JOHNSTON RD | OLD JOHNSTON RD | INDRIO RD | CR | 2U | D | D | 1,400 | 1711 | 2,463 | 1,924 | 524 | -311 | 1,626 | 2,235 | 1,924 | 1,950 | 1,937 |
| 4600 | JUANITA AVE | 53RD ST | 25TH ST | CR | 2U | D | D | 4,200 | 2600 | 4,737 | 5,863 | 1,663 | 1,600 | 4,678 | 4,263 | 5,863 | 7 346 | 6,604 |
| 4610 | JUANITA AVE | 25TH ST | US 1 | CR | 2U | D | D | 3 400 | 2711 | 4 430 | 4,676 | 1,276 | 689 | 3,949 | 3,987 | 4,676 | 5 334 | 5,005 |
| 4700 | KEEN RD | ANGLE RD | JUANITA AVE | CR | 2U | D | D | 2,380 | 5907 | 6,955 | 2,733 | 353 | -3,527 | 2,764 | 6,260 | 2,733 | 2,690 | 2,711 |
| 4710 | KEEN RD | JUANITA AVE | ST LUCIE BLVD | CR | 2U | D | D | 2,380 | 5907 | 6,955 | 2,733 | 353 | -3,527 | 2,764 | 6,260 | 2,733 | 2,690 | 2,711 |
| 4800 1 | KINGS HWY | OKEECHOBEE RD | CROSSROADS PKWY | SR | 4D | F | F | 13,500 | 8198 | 8,822 | 16,844 | 3,344 | 8,904 | 15,679 | 7,939 | 15,241 | 18,448 | 16,844 |
| 4800 2 | KINGS HWY | CROSSROADS PKWY | GRAHAM RD | SR | 4D | F | F | 11,200 | 6300 | 12,212 | 18,366 | 7,166 | 7,376 | 13,008 | 10,991 | 15,891 | 20,842 | 18,366 |
| 4800 3 | KINGS HWY | GRAHAM RD | PICOS RD | SR | 4D | F | F | 11,200 | 7190 | 13,939 | 18,699 | 7,499 | 6,155 | 13,008 | 12,545 | 16,555 | 20,844 | 18,699 |
| 4800 4 | KINGS HWY | PICOS RD | ORANGE AVE | SR | 4D | F | F | 8,900 | 6415 | 12,663 | 15,374 | 6,474 | 3,977 | 10,336 | 11,397 | 13,882 | 16,866 | 15,374 |
| 4810 1 | KINGS HWY | ORANGE AVE | N OF I-95 OVERPASS | SR | 4D | F | F | 13,374 | 16999 | 27,004 | 20,603 | 7,229 | -3,772 | 15,533 | 24,375 | 20,750 | 20,456 | 20,603 |
| 4810 2 | KINGS HWY | N OF I-95 OVERPASS | ANGLE RD | SR | 4D | F | F | 12,700 | 16820 | 26,569 | 19,741 | 7,041 | -4,171 | 14,750 | 23,912 | 19,992 | 19,490 | 19,741 |
| 4820 | KINGS HWY | ANGLE RD | ST LUCIE BLVD | SR | 4D | F | F | 12,700 | 11888 | 19,709 | 19,382 | 6,682 | 1,843 | 14,750 | 17,738 | 18,550 | 20,213 | 19,382 |
| 4830 | KINGS HWY | ST LUCIE BLVD | INDRIO RD | SR | 4D | F | F | 13,550 | 15206 | 24,127 | 20,349 | 6,799 | -1,365 | 15,737 | 21,714 | 20,058 | 20,639 | 20,349 |
| 4840 4 | KINGS HWY | INDRIO RD | INDIAN PINES BLVD | SR | 2U | F | F | 12,900 | 13499 | 20,362 | 18,203 | 5,303 | -122 | 14,982 | 18,326 | 17,727 | 18,680 | 18,203 |
| 4840 3 | KINGS HWY | INDIAN PINES BLVD | KINGS HWY SB RAMP | SR | 2U | F | F | 9,800 | 14427 | 22,591 | 15,218 | 5,418 | -5,114 | 11,382 | 20,332 | 15,705 | 14,732 | 15,218 |
| 4840 1 | KINGS HWY | KINGS HWY SB RAMP | US 1 | SR | 2U | F | F | 9,800 | 9556 | 15,751 | 14,963 | 5,163 | 788 | 11,382 | 14,176 | 14,420 | 15,507 | 14,963 |
| 4840 5 | KINGS HWY SB RAMP | US 1 | KINGS HWY | SR | 2O | F | C | 0 | 8394 | 12,668 | 0 | 0 | -11,581 | 0 | 11,581 | 0 | 0 | 0 |
| 9600 | KIRBY LOOP RD | EDWARDS RD | 35TH ST | CR | 2U | D | D | 3,150 | 975 | 4,266 | 6,014 | 2,864 | 2,175 | 3,658 | 3,839 | 6,014 | 13 231 | 9,623 |
| 4900 | KITTERMAN RD | OLEANDER AVE | US 1 | CR | 2U | C | C | 2,600 | 0 | 3,320 | 2,988 | 388 | 0 | 3,020 | 2,988 | 5,588 | #DIV/0! | #DIV/0! |
| 4910 | KITTERMAN RD | US 1 | LENNARD EXT RD | CR | 2U | D | C | 2,150 | 0 | 452 | 2,557 | 407 | 2,150 | 2,497 | 407 | 2,557 | #DIV/0! | #DIV/0! |
| 3161 | LAKEHURST DR | AIROSO | SANDIA | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3160 | LAKEHURST DR | BAYSHORE BLVD | AIROSO BLVD | CR | 2U | C | C | 0 | 6176 | 8,522 | 7,669 | 7,669 | 0 | 0 | 7,669 | 0 | 0 | 0 |
| 5000 | LENNARD RD | US 1 | MARIPOSA AVE | CR | 4D | D | D | 15,500 | 11567 | 17,019 | 19,250 | 3,750 | 3,933 | 18,002 | 15,317 | 19,250 | 21,894 | 20 572 |
| 25950 | LENNARD RD | KITTERMAN RD | PRIMA VISTA BLVD | CR | 2U | C | C | 0 | 0 | 1,408 | 1,267 | 1,267 | 0 | 0 | 1,267 | 0 | 0 | 0 |
| 5010 | LENNARD RD | MARIPOSA AVE | MELALEUCA BLVD | CR | 4D | D | D | 16,000 | 13280 | 19,373 | 20,156 | 4,156 | 2,720 | 18,582 | 17,436 | 20,156 | 22 407 | 21,282 |
| 5020 1 | LENNARD RD | MELALEUCA BLVD | JENNINGS RD | CR | 4D | D | D | 10,900 | 11568 | 18,977 | 16,411 | 5,511 | -668 | 12,659 | 17,079 | 16,411 | 17,166 | 16,789 |
| 5020 21 | LENNARD RD | JENNINGS RD | HILLMOOR DR | CR | 4D | D | D | 10,900 | 8454 | 12,568 | 13,757 | 2,857 | 2,446 | 12 659 | 11,311 | 13,757 | 15,556 | 14,656 |
| 5020 22 | LENNARD RD | HILLMOOR DR | TIFFANY AVE | CR | 4D | D | D | 10,900 | 5188 | 7,120 | 12,120 | 1,220 | 5,712 | 12,659 | 6,408 | 12,120 | 14,360 | 13,240 |
| 5030 | LENNARD RD | TIFFANY AVE | WALTON RD | CR | 4D | U | D | 5,800 | 4632 | 5,035 | 6,736 | 936 | 2,204 | 6,736 | 4,532 | 5,700 | 6,053 | 5,876 |
| 5040 | LENNARD RD | WALTON RD | S OF SAVANNA CLUB BLVD | CR | 2U | U | D | 3,900 | 572 | 331 | 4,529 | 629 | 4,232 | 4,529 | 297 | 3 625 | 2,163 | 2,894 |
| 5100 | LYNGATE DR | VETERANS MEMORIAL PKWY | MORNINGSIDE BLVD | CR | 2D | U | D | 8,936 | 6908 | 7,066 | 10,378 | 1,442 | 4,019 | 10 378 | 6,359 | 8,387 | 8,775 | 8,581 |
| 5110 | LYNGATE DR | MORNINGSIDE BLVD | US 1 | CR | 2D | D | D | 8,936 | 11842 | 13,858 | 9,566 | 630 | -2,906 | 10,378 | 12,472 | 9,566 | 10,039 | 9,803 |
| 24905 | MANVILLE RD | SELVITZ | ST JAMES DR | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5310 | MARIPOSA AVE | LENNARD RD | HALLAHAN ST | CR | 2U | D | D | 6,000 | 2562 | 3,460 | 6,552 | 552 | 3,438 | 6,968 | 3,114 | 6,552 | 7 779 | 7,165 |
| 25001 | MCCARTY RD | GLADES CUT-OFF RD | RESERVE BLVD EXT | CR | 4D | C | C | 0 | 0 | 3,970 | 3,573 | 3,573 | 0 | 0 | 3,573 | 0 | 0 | 0 |
| 25002 | MCCARTY RD | RESERVE BLVD EXT | WILLIAMS RD | CR | 4D | C | C | 0 | 0 | 1,799 | 1,619 | 1,619 | 0 | 0 | 1,619 | 0 | 0 | 0 |
| 25000 | MCCARTY RD | WILLIAMS RD | MIDWAY RD | CR | 4D | C | C | 300 | 0 | 2,403 | 2,162 | 1,862 | 0 | 348 | 2,162 | 2,462 | #DIV/0! | #DIV/0! |
| 25010 | MCCARTY RD | MIDWAY RD | OKEECHOBEE RD | CR | 2U | D | D | 250 | 152 | 537 | 581 | 331 | 98 | 290 | 483 | 581 | 847 | 714 |
| 11500 | MCNEIL RD | OKEECHOBEE RD | KIRBY LOOP RD | CR | 2U | D | D | 4,100 | 5206 | 8,462 | 6,510 | 2,410 | -1,106 | 4,762 | 7,816 | 6,510 | 6,398 | 6,454 |
| 11510 | MCNEIL RD | KIRBY LOOP RD | EDWARDS RD | CR | 2U | D | D | 2,900 | 4175 | 6,280 | 4,377 | 1,477 | -1,275 | 3,368 | 5,652 | 4,377 | 4,187 | 4,282 |
| 11200 | MELALEUCA BLVD | LENNARD RD | GREEN RIVER PKWY | CR | 2U | D | D | 8,825 | 7161 | 9,301 | 10,035 | 1,210 | 1,664 | 10,249 | 8,371 | 10,035 | 11,003 | 10,519 |
| 5420 | MIDWAY RD | OKEECHOBEE RD | SHINN RD | CR | 2U | D | D | 3,800 | 4350 | 5,442 | 4,348 | 548 | -550 | 4,413 | 4,898 | 4,348 | 4,563 | 4,455 |
| 5430 1 | MIDWAY RD | SHINN RD | MCCARTY RD | CR | 2U | D | D | 3,800 | 5410 | 9,070 | 6,553 | 2,753 | -1,610 | 4,413 | 8,163 | 6,553 | 6 116 | 6,334 |
| 5430 2 | MIDWAY RD | MCCARTY RD | I-95 | CR | 2U | D | D | 4,200 | 6234 | 14,006 | 10,571 | 6,371 | -2,034 | 4,878 | 12,605 | 10,571 | 9,059 | 9,815 |
| 5440 | MIDWAY RD | I-95 | GLADES CUT-OFF RD | CR | 4D | D | D | 14,300 | 12078 | 23,855 | 23,691 | 9,391 | 2,222 | 16,608 | 21,469 | 23,691 | 27,113 | 25,402 |
| 5450 1 | MIDWAY RD | GLADES CUT-OFF RD | EAST TORINO PKWY | CR | 4D | D | D | 14,500 | 14587 | 33,432 | 30,002 | 15,502 | -87 | 16,840 | 30,089 | 30,002 | 31 903 | 30,953 |
| 23575 | MIDWAY RD | EAST TORINO PKWY | MILNER DR | CR | 4D | D | D | 14,000 | 11602 | 28,044 | 27,638 | 13,638 | 2,398 | 16,260 | 25,240 | 27,638 | 32,487 | 30,062 |
| 23580 | MIDWAY RD | MILNER DR | W OF SELVITZ RD | CR | 4D | D | D | 14,000 | 11978 | 27,807 | 27,048 | 13,048 | 2,022 | 16,260 | 25,026 | 27,048 | 31 201 | 29,125 |
| 5450 3 | MIDWAY RD | W OF SELVITZ RD | SELVITZ RD | CR | 4D | D | D | 14,500 | 12923 | 27,865 | 26,656 | 12,156 | 1,577 | 16,840 | 25,079 | 26,656 | 30 015 | 28,335 |
| 5455 | MIDWAY RD | SELVITZ RD | CHRISTENSEN RD | CR | 4D | D | D | 12,100 | 9141 | 22,903 | 23,572 | 11,472 | 2,959 | 14,053 | 20,613 | 23,572 | 29 104 | 26,338 |
| 5460 | MIDWAY RD | CHRISTENSEN RD | 25TH ST | CR | 4D | D | D | 13,000 | 9558 | 22,925 | 24,075 | 11,075 | 3,442 | 15,098 | 20,633 | 24,075 | 29,933 | 27,004 |
| 5470 | MIDWAY RD | 25TH ST | SUNRISE BLVD | CR | 4D | D | D | 14,550 | 12607 | 24,035 | 23,575 | 9,025 | 1,943 | 16,898 | 21,632 | 23,575 | 26,630 | 25,102 |
| 5480 | MIDWAY RD | SUNRISE BLVD | OLEANDER AVE | CR | 4D | D | D | 14,000 | 12247 | 25,407 | 24,619 | 10,619 | 1,753 | 16,260 | 22,866 | 24,619 | 27 882 | 26,250 |
| 5490 | MIDWAY RD | OLEANDER AVE | US 1 | CR | 4D | D | D | 11,400 | 6353 | 12,749 | 16,521 | 5,121 | 5,047 | 13,240 | 11,474 | 16,521 | 21,961 | 19,241 |
| 5495 | MIDWAY RD | US 1 | WALLACE ST | CR | 2U | D | D | 11,400 | 7947 | 10,189 | 12,623 | 1,223 | 3,453 | 13,240 | 9,170 | 12,623 | 14,032 | 13,327 |
| 5500 1 | MIDWAY RD | WALLACE ST | WEATHERBEE RD | CR | 2U | D | D | 11,400 | 3140 | 4,195 | 12,036 | 636 | 8,260 | 13,240 | 3,776 | 12,036 | 14,621 | 13,328 |
| 5500 2 | MIDWAY RD | WEATHERBEE RD | INDIAN RIVER DR | CR | 2U | D | D | 3,600 | 2727 | 4,170 | 4,626 | 1,026 | 873 | 4,181 | 3,753 | 4,626 | 5,284 | 4,955 |
| 6110 | MORNINGSIDE BLVD | WESTMORELAND BLVD | PORT ST LUCIE BLVD | CR | 2D | D | D | 3,000 | 4261 | 6,419 | 4,516 | 1,516 | -1,261 | 3,484 | 5,777 | 4,516 | 4 339 | 4,427 |
| 6120 | MORNINGSIDE BLVD | PORT ST LUCIE BLVD | LYNGATE DR | CR | 2D | D | D | 4,653 | 4970 | 7,914 | 6,806 | 2,153 | -317 | 5,404 | 7,123 | 6,806 | 7 113 | 6,959 |
| 25990 | N KINGS HWY | KINGS HWY | NORTH BLVD | CR | 2U | C | C | 0 | 0 | 4,231 | 3,808 | 3,808 | 0 | 0 | 3,808 | 0 | 0 | 0 |
| 25800 | NEBRASKA AVE | 25TH ST | 13TH ST | CR | 4D | D | C | 3,250 | 0 | 1,847 | 4,912 | 1,662 | 3,250 | 3,775 | 1,662 | 4,912 | #DIV/0! | #DIV/0! |
| 25003 | NEWELL RD | SHINN RD | MCCARTY RD | CR | 4D | C | C | 0 | 0 | 519 | 467 | 467 | 0 | 0 | 467 | 0 | 0 | 0 |
| 25004 | NEWELL RD | MCCARTY RD | ARTERIAL A | CR | 4D | C | C | 0 | 0 | 223 | 201 | 201 | 0 | 0 | 201 | 0 | 0 | 0 |
| 24105 | NORTH BLVD | N KINGS HWY | EMERSON AVE | CR | 2U | C | C | 0 | 0 | 1,321 | 1,189 | 1,189 | 0 | 0 | 1,189 | 0 | 0 | 0 |
| 25963 | N-S ROAD A | CROSSTOWN PKWY | TRADITION PKWY | CR | 4D | C | C | 0 | 0 | 10,878 | 9,790 | 9,790 | 0 | 0 | 9,790 | 0 | 0 | 0 |
| 25964 | N-S ROAD A | TRADITION PKWY | STONY CREEK WAY | CR | 4D | C | C | 0 | 0 | 1,611 | 1,450 | 1,450 | 0 | 0 | 1,450 | 0 | 0 | 0 |

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 25965 | N-S ROAD A | STONY CREEK WAY | DISCOVERY WAY | CR | 4D | C | C | 0 | 0 | 2,736 | 2,462 | 2,462 | 0 | 0 | 2,462 | 0 | 0 | 0 |
| 25966 | N-S ROAD A | DISCOVERY WAY | OPEN VIEW (WEST) | CR | 4D | C | C | 0 | 0 | 2,228 | 2,005 | 2,005 | 0 | 0 | 2,005 | 0 | 0 | 0 |
| 25967 | N-S ROAD A | OPEN VIEW (WEST) | PAAR (WEST) | CR | 4D | C | C | 0 | 0 | 892 | 803 | 803 | 0 | 0 | 803 | 0 | 0 | 0 |
| 25968 | N-S ROAD A | PAAR (WEST) | BECKER RD | CR | 4D | C | C | 0 | 0 | 2,898 | 2,608 | 2,608 | 0 | 0 | 2,608 | 0 | 0 | 0 |
| 9116 | N-S ROAD B | BECKER RD | PAAR DR (WEST) | CR | 4D | C | C | 0 | 0 | 1,209 | 1,088 | 1,088 | 0 | 0 | 1,088 | 0 | 0 | 0 |
| 9117 | N-S ROAD B | PAAR DR (WEST) | OPEN VIEW (WEST) | CR | 4D | C | C | 0 | 0 | 2,734 | 2,461 | 2,461 | 0 | 0 | 2,461 | 0 | 0 | 0 |
| 9118 | N-S ROAD B | OPEN VIEW (WEST) | E-W ROAD 2 | CR | 4D | C | C | 0 | 0 | 535 | 482 | 482 | 0 | 0 | 482 | 0 | 0 | 0 |
| 9119 | N-S ROAD B | E-W ROAD 2 | DISCOVERY WAY | CR | 4D | C | C | 0 | 0 | 860 | 774 | 774 | 0 | 0 | 774 | 0 | 0 | 0 |
| 1801 | OAKRIDGE DR | MOUNTWELL ST | OAKLYN ST | CR | 2U | D | D | 3,700 | 6712 | 10,043 | 6,026 | 2,326 | -3,012 | 4 297 | 9,038 | 6,029 | 5,315 | 5,670 |
| 11010 | OHIO AVE | SUNRISE BLVD | COLONIAL RD | CR | 2U | D | D | 2,800 | 1767 | 2,675 | 3,441 | 641 | 1,033 | 3 252 | 2,408 | 3,441 | 4,069 | 3,755 |
| 11020 | OHIO AVE | COLONIAL RD | US 1 | CR | 2U | U | D | 2,800 | 1459 | 1,575 | 3,252 | 452 | 1,834 | 3,252 | 1,418 | 2,759 | 2,902 | 2,830 |
| 6200 | OKEECHOBEE RD | OKEECHOBEE C L | BLUEFIELD RD | SR | 4D | F | F | 6,400 | 5627 | 6,596 | 6,956 | 556 | 1,019 | 7 433 | 5,936 | 6,709 | 7,202 | 6,956 |
| 6210 1 | OKEECHOBEE RD | BLUEFIELD RD | CARLTON RD | SR | 4D | F | F | 6,400 | 5819 | 6,698 | 6,840 | 440 | 812 | 7 433 | 6,028 | 6,609 | 7,072 | 6,840 |
| 6210 2 | OKEECHOBEE RD | CARLTON RD | SNEED RD | SR | 4D | F | F | 5,900 | 6255 | 7,349 | 6,457 | 557 | -157 | 6,852 | 6,814 | 6,259 | 6,655 | 6,457 |
| 6220 2 | OKEECHOBEE RD | SNEED RD | IDEAL HOLDING RD | SR | 4D | F | F | 5,900 | 7223 | 8,757 | 6,713 | 813 | -1,169 | 6,852 | 7,881 | 6,558 | 6,867 | 6,713 |
| 6220 1 | OKEECHOBEE RD | IDEAL HOLDING RD | HEADER CANAL RD | SR | 4D | F | F | 5,900 | 7471 | 9,249 | 6,883 | 983 | -1,442 | 6,852 | 8,324 | 6,753 | 7,012 | 6,883 |
| 6230 | OKEECHOBEE RD | HEADER CANAL RD | MIDWAY RD | SR | 4D | F | F | 5,100 | 7812 | 9,876 | 8,183 | 1,083 | -2,705 | 5,923 | 8,888 | 6,176 | 6,190 | 6,183 |
| 6240 | OKEECHOBEE RD | MIDWAY RD | SHINN RD | SR | 4D | U | F | 4,300 | 3610 | 4,448 | 4,994 | 694 | 991 | 4,994 | 4,003 | 4,693 | 5,086 | 4,890 |
| 6250 1 | OKEECHOBEE RD | SHINN RD | MCCARTY RD | SR | 4D | F | F | 4,300 | 4133 | 6,603 | 6,352 | 2,052 | 410 | 4,994 | 5,943 | 6,110 | 6,595 | 6,352 |
| 6250 2 | OKEECHOBEE RD | MCCARTY RD | FLORIDAS TURNPIKE | SR | 4D | F | F | 5,700 | 5412 | 9,288 | 9,019 | 3,319 | 660 | 6,620 | 8,359 | 8,647 | 9,390 | 9,019 |
| 6260 | OKEECHOBEE RD | FLORIDAS TURNPIKE | KINGS HWY | SR | 4D | F | F | 21,500 | 5764 | 11,094 | 32,723 | 11,223 | 22,739 | 24,970 | 9,985 | 25,721 | 39,726 | 32,723 |
| 6270 1 | OKEECHOBEE RD | KINGS HWY | CROSSROADS PKWY | SR | 6D | F | F | 21,500 | 23051 | 26,436 | 22,956 | 1,456 | -836 | 24,970 | 23,792 | 22,241 | 23,671 | 22,956 |
| 6270 2 | OKEECHOBEE RD | CROSSROADS PKWY | I-95 | SR | 6D | F | F | 25,000 | 24608 | 33,326 | 31,444 | 6,444 | 1,451 | 29 035 | 29,994 | 30,386 | 32,503 | 31,444 |
| 6280 | OKEECHOBEE RD | I-95 | JENKINS RD | SR | 6D | F | F | 30,500 | 35848 | 62,649 | 51,103 | 20,603 | -5,281 | 35,423 | 56,384 | 51,036 | 51,171 | 51,103 |
| 6290.1 | OKEECHOBEE RD | JENKINS RD | MCNEIL RD | SR | 6D | F | F | 30,500 | 31176 | 53,820 | 49,154 | 18,654 | 716 | 35,423 | 48,438 | 47,762 | 50,546 | 49,154 |
| 6290 2 | OKEECHOBEE RD | MCNEIL RD | VIRGINIA AVE | SR | 6D | F | F | 32,901 | 33896 | 52,715 | 47,785 | 14,884 | 341 | 38,211 | 47,444 | 46,449 | 49,121 | 47,785 |
| 6300 | OKEECHOBEE RD | VIRGINIA AVE | HARTMAN RD | CR | 4D | D | D | 13,500 | 18690 | 27,206 | 19,295 | 5,795 | -5,190 | 15,679 | 24,485 | 19,295 | 18,865 | 19,080 |
| 6310 1 | OKEECHOBEE RD | HARTMAN RD | 35TH ST | CR | 4D | D | D | 14,250 | 8720 | 13,334 | 17,531 | 3,281 | 5,530 | 16,550 | 12,001 | 17,531 | 20,918 | 19,225 |
| 6310 2 | OKEECHOBEE RD | 35TH ST | 33RD ST | CR | 4D | D | D | 15,000 | 11447 | 17,616 | 19,407 | 4,407 | 3,553 | 17 421 | 15,854 | 19,407 | 22,160 | 20,784 |
| 6320 | OKEECHOBEE RD | 33RD ST | 25TH ST | CR | 4D | D | D | 14,000 | 11068 | 16,739 | 17,997 | 3,997 | 2,932 | 16,260 | 15,065 | 17,997 | 20,327 | 19,162 |
| 6330 | OKEECHOBEE RD | 25TH ST | GEORGIA AVE | CR | 4D | D | D | 13,000 | 11336 | 15,357 | 15,485 | 2,485 | 1,664 | 15,098 | 13,821 | 15,485 | 16,907 | 16,196 |
| 6340 | OKEECHOBEE RD | GEORGIA AVE | DELAWARE AVE | CR | 4D | D | D | 12,000 | 9574 | 14,155 | 15,166 | 3,166 | 2,426 | 13,937 | 12,740 | 15,166 | 17,032 | 16,099 |
| 6400 | OLD DIXIE HWY | US 1 | SR A1A NORTH | CR | 2U | D | D | 4,600 | 5526 | 8,695 | 5,099 | 499 | -926 | 5,342 | 6,025 | 5,099 | 5,350 | 5,224 |
| 6410 | OLD DIXIE HWY | SR A1A NORTH | ST LUCIE BLVD | CR | 2U | D | D | 2,400 | 18 | 159 | 2,525 | 125 | 2,382 | 2,787 | 143 | 2,525 | 20,352 | 11,439 |
| 6420 | OLD DIXIE HWY | ST LUCIE BLVD | INDRIO RD | CR | 2U | D | D | 1,850 | 30 | 182 | 1,984 | 134 | 1,820 | 2,149 | 164 | 1,984 | 10,783 | 6,373 |
| 6430 | OLD DIXIE HWY | INDRIO RD | INDIAN RIVER C.L | CR | 2U | D | D | 1,500 | 915 | 1,910 | 2,304 | 804 | 585 | 1,742 | 1,719 | 2,304 | 3,006 | 2,655 |
| 6500 | OLEANDER AVE | BEACH AVE | KITTERMAN RD | CR | 2U | D | D | 4,664 | 1338 | 1,758 | 4,908 | 244 | 3,326 | 5,417 | 1,582 | 4,908 | 5,883 | 5,396 |
| 6510 | OLEANDER AVE | KITTERMAN RD | MIDWAY RD | CR | 2U | D | D | 5,700 | 4056 | 5,551 | 6,640 | 940 | 1,644 | 6,620 | 4,996 | 5,640 | 7,489 | 7,064 |
| 6520 1 | OLEANDER AVE | MIDWAY RD | WEATHERBEE RD | CR | 2U | D | D | 6,800 | 5374 | 7,843 | 8,484 | 1,684 | 1,426 | 7,898 | 7,058 | 8,484 | 9,527 | 9,008 |
| 6520 2 | OLEANDER AVE | WEATHERBEE RD | BELL AVE | CR | 2U | D | D | 6,800 | 5682 | 7,765 | 8,107 | 1,307 | 1,118 | 7,898 | 6,989 | 8,107 | 8,922 | 8,514 |
| 6530 | OLEANDER AVE | BELL AVE | FARMERS MARKET RD | CR | 2U | D | D | 6,800 | 6743 | 7,681 | 6,970 | 170 | 57 | 7,898 | 6,913 | 6,970 | 7,436 | 7,203 |
| 6540 | OLEANDER AVE | FARMERS MARKET RD | EDWARDS RD | CR | 2U | D | D | 9,900 | 6286 | 8,540 | 11,300 | 1,400 | 3,614 | 11,498 | 7,686 | 11,300 | 12,911 | 12,105 |
| 6550 1 | OLEANDER AVE | EDWARDS RD | WISTERIA AVE | CR | 2U | D | D | 9,000 | 8105 | 9 543 | 9,484 | 484 | 895 | 10,453 | 8,589 | 9,484 | 10,173 | 9,829 |
| 6550 11 | OLEANDER AVE | WISTERIA AVE | GARDENIA AVE | CR | 2U | D | D | 9,100 | 7815 | 9,482 | 9,819 | 719 | 1,285 | 10,569 | 8,534 | 9,819 | 10,599 | 10,209 |
| 6550 2 | OLEANDER AVE | GARDENIA AVE | VIRGINIA AVE | CR | 2U | D | D | 9,050 | 8682 | 10,837 | 10,121 | 1,071 | 368 | 10,511 | 9,753 | 10,121 | 10,844 | 10,483 |
| 6560 | OLEANDER AVE | VIRGINIA AVE | SUNRISE BLVD | CR | 2U | U | D | 4,700 | 5919 | 5,253 | 5,459 | 759 | 731 | 5,459 | 4,727 | 3,508 | 4,004 | 3,756 |
| 9112 | OPEN VIEW DR (WEST) | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 2 127 | 1,914 | 1,914 | 0 | 0 | 1,914 | 0 | 0 | 0 |
| 9113 | OPEN VIEW DR (WEST) | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 0 | 7,726 | 6,953 | 6,953 | 0 | 0 | 6,953 | 0 | 0 | 0 |
| 9114 | OPEN VIEW DR (WEST) | N-S ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 3,980 | 3,582 | 3,582 | 0 | 0 | 3,582 | 0 | 0 | 0 |
| 9115 | OPEN VIEW DR (WEST) | N-S ROAD A | RANGE LINE RD | CR | 4D | C | C | 0 | 0 | 1,371 | 1,234 | 1,234 | 0 | 0 | 1,234 | 0 | 0 | 0 |
| 6600 | ORANGE AVE | OKEECHOBEE C L | SNEED RD | CR | 2U | D | D | 3,833 | 3892 | 4 478 | 3,971 | 138 | -59 | 4,452 | 4,030 | 3,971 | 4,234 | 4 103 |
| 6610 | ORANGE AVE | SNEED RD | HEADER CANAL RD | CR | 2U | D | D | 3 892 | 3018 | 3,724 | 4,226 | 334 | 874 | 4 520 | 3,352 | 4,226 | 4,610 | 4 418 |
| 6620 | ORANGE AVE | HEADER CANAL RD | SHINN RD | CR | 2U | D | D | 3,951 | 2995 | 4 015 | 4,570 | 619 | 956 | 4,589 | 3,614 | 4,570 | 5,085 | 4,827 |
| 6630.1 | ORANGE AVE | SHINN RD | CAMPBELL RD | CR | 2U | D | D | 2,426 | 3918 | 5,735 | 3,669 | 1,243 | -1,492 | 2,818 | 5,161 | 3,669 | 3,409 | 3,539 |
| 6630 2 | ORANGE AVE | CAMPBELL RD | KINGS HWY | CR | 2U | D | D | 10,513 | 6776 | 11,329 | 13,933 | 3,420 | 3,737 | 12,210 | 10,196 | 13,933 | 16,873 | 15,403 |
| 6640 | ORANGE AVE | KINGS HWY | I-95 | SR | 4D | F | F | 18,600 | 18558 | 31,555 | 29,401 | 10,801 | 1,002 | 21,602 | 28,399 | 28,441 | 30,361 | 29,401 |
| 6650 | ORANGE AVE | I-95 | JENKINS RD | SR | 4D | F | F | 13,800 | 9635 | 20,522 | 25,426 | 11,626 | 6,956 | 16,027 | 18,470 | 22 635 | 28,217 | 25,426 |
| 6660 | ORANGE AVE | JENKINS RD | HARTMAN RD | SR | 4D | F | F | 12,300 | 9164 | 20,775 | 24,301 | 12,001 | 5,604 | 14,285 | 18,698 | 21 834 | 26,769 | 24,301 |
| 6670 | ORANGE AVE | HARTMAN RD | ANGLE RD | SR | 4D | F | F | 6,375 | 10375 | 20,369 | 13,174 | 6,799 | -5,158 | 7,404 | 18,332 | 14 332 | 12,015 | 13,174 |
| 6680 | ORANGE AVE | ANGLE RD | 25TH ST | SR | 4D | F | F | 12,232 | 8144 | 16,547 | 21,419 | 9,187 | 6,527 | 14,206 | 14,892 | 18 980 | 23,858 | 21,419 |
| 6690 1 | ORANGE AVE | 25TH ST | 17TH ST | SR | 4D | F | F | 14,100 | 4066 | 12,406 | 31,250 | 17,150 | 20,085 | 16,376 | 11,165 | 21 199 | 41,300 | 31,250 |
| 6690 2 | ORANGE AVE | 17TH ST | 13TH ST | SR | 4D | F | F | 12,300 | 7282 | 15,535 | 22,095 | 9,795 | 8,114 | 14,285 | 13,982 | 19,000 | 25,191 | 22,095 |
| 6700 1 | ORANGE AVE | 13TH ST | 10TH ST | SR | 2U | F | F | 10,300 | 7226 | 8,951 | 11,689 | 1,389 | 3,633 | 11,962 | 8,056 | 11,130 | 12,248 | 11,689 |
| 6700 2 | ORANGE AVE | 10TH ST | 7TH ST | SR | 2U | F | F | 8,300 | 5100 | 6,648 | 9,785 | 1,485 | 3,802 | 9,640 | 5,983 | 9,183 | 10,387 | 9,785 |
| 6710 | ORANGE AVE | 7TH ST | US 1 | SR | 2U | F | F | 7,000 | 2818 | 3,504 | 7,845 | 845 | 4,692 | 8,130 | 3,153 | 7,335 | 8,355 | 7,845 |
| 6720.1 | ORANGE AVE | US 1 | 2ND ST | CR | 2U | D | D | 3,300 | 1807 | 3,607 | 4,739 | 1,439 | 1,493 | 3,833 | 3,246 | 4,739 | 6,324 | 5,532 |
| 6720 2 | ORANGE AVE | 2ND ST | INDIAN RIVER DR | CR | 2U | U | D | 3,300 | 1868 | 1,232 | 3,833 | 533 | 2,724 | 3 833 | 1,109 | 2 540 | 2,088 | 2,314 |
| 24220 | PAAR DR | ROSSER BLVD | SAVONA BLVD | CR | 2U | D | D | 3,900 | 2062 | 5,142 | 6,465 | 2,565 | 1,838 | 4,529 | 4,627 | 6,465 | 9,335 | 7,900 |
| 24210 | PAAR DR | SAVONA BLVD | PORT ST LUCIE BLVD | CR | 2U | D | D | 3,200 | 8519 | 9,284 | 5,036 | 1,836 | -3,319 | 3,716 | 8,355 | 5,036 | 4,375 | 4,705 |
| 24200 | PAAR DR | PORT ST LUCIE BLVD | DARWIN BLVD | CR | 2U | D | D | 2,450 | 2427 | 4,714 | 4,266 | 1,816 | 23 | 2,845 | 4,243 | 4,266 | 4,569 | 4,417 |
| 24201 | PAAR DR | DARWIN BLVD | TULIP BLVD | CR | 2U | D | D | 1,800 | 378 | 1,974 | 3,198 | 1,398 | 1,422 | 2,091 | 1,776 | 3,198 | 9,022 | 6,110 |
| 25970 | PAAR DR (WEST) | VILLAGE PKWY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 1,329 | 1,196 | 1,196 | 0 | 0 | 1,196 | 0 | 0 | 0 |
| 25971 | PAAR DR (WEST) | COMMUNITY BLVD | N-S ROAD B | CR | 4D | C | C | 0 | 0 | 3,372 | 3,035 | 3,035 | 0 | 0 | 3,035 | 0 | 0 | 0 |
| 25972 | PAAR DR (WEST) | N-S ROAD B | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 580 | 522 | 522 | 0 | 0 | 522 | 0 | 0 | 0 |
| 25973 | PAAR DR (WEST) | N-S ROAD A | RANGE LINE RD | CR | 4D | C | C | 0 | 0 | 1,073 | 966 | 966 | 0 | 0 | 966 | 0 | 0 | 0 |
| 25985 | PEACHTREE BLVD | SELVITZ RD | ST JAMES DR | CR | 2U | C | D | 1,700 | 6412 | 6,268 | 5,641 | 3,941 | 0 | 1 974 | 5,641 | 929 | 1,595 | 1,262 |
| 23605 | PEACOCK BLVD | ST LUCIE WEST BLVD | UNIVERSITY BLVD | CR | 4D | D | D | 19,300 | 12661 | 22 364 | 26,767 | 7,467 | 6,639 | 22,415 | 20,128 | 26,767 | 32,727 | 29,747 |
| 23800 | PEACOCK BLVD | UNIVERSITY BLVD | CALIFORNIA BLVD | CR | 2U | D | D | 6,000 | 6411 | 12,048 | 10,432 | 4,432 | -411 | 6,968 | 10,843 | 10,432 | 10,825 | 10,628 |
| 2230 | PEACOCK BLVD | CALIFORNIA BLVD | CASHMERE BLVD | CR | 2U | D | D | 2,800 | 2080 | 4,369 | 4,652 | 1,852 | 720 | 3,252 | 3,932 | 4,652 | 5,646 | 5,149 |
| 25900 | PETERSON RD | BENT CREEK DR | HARTMAN RD | CR | 2U | D | D | 900 | 3561 | 5,850 | 2,604 | 1,704 | -2,661 | 1,045 | 5,265 | 2,604 | 1,419 | 2,012 |
| 25200 | PICOS RD | CAMPBELL RD | KINGS HWY | CR | 2U | U | D | 1,300 | 1268 | 420 | 1,510 | 210 | 1,132 | 1,510 | 378 | 410 | 413 | 412 |
| 6790 | PORT ST LUCIE BLVD | MARTIN C L | BECKER RD | CR | 2U | D | D | 5,100 | 5646 | 13,760 | 11,838 | 6,738 | -546 | 5,923 | 12,384 | 11,838 | 11,932 | 11 885 |
| 6801 | PORT ST LUCIE BLVD | BECKER RD | PAAR DR | CR | 4D | D | D | 5,100 | 8346 | 21,346 | 15,965 | 10,865 | -3,246 | 5 923 | 19,211 | 15,965 | 12,522 | 14,244 |
| 6802 | PORT ST LUCIE BLVD | PAAR DR | TULIP BLVD | CR | 4D | D | D | 9,800 | 13583 | 26,951 | 20,473 | 10,673 | -3,783 | 11,382 | 24,256 | 20,473 | 18,667 | 19,570 |
| 6803 | PORT ST LUCIE BLVD | TULIP BLVD | DARWIN BLVD | CR | 4D | D | D | 14,500 | 18699 | 31,189 | 23,871 | 9,371 | -4,199 | 16,840 | 28,070 | 23,871 | 23,216 | 23,544 |
| 6810 | PORT ST LUCIE BLVD | DARWIN BLVD | GATLIN BLVD | CR | 4D | D | D | 27,500 | 33021 | 47,279 | 37,030 | 9,530 | -5,521 | 31,939 | 42,551 | 37,030 | 37,799 | 37,415 |
| 6820 | PORT ST LUCIE BLVD | GATLIN BLVD | DEL RIO BLVD | CR | 6D | D | D | 37,500 | 38543 | 61,357 | 54,178 | 16,678 | -1,043 | 43,553 | 55,221 | 54,178 | 57,309 | 55,744 |
| 6831 | PORT ST LUCIE BLVD | DEL RIO BLVD | CAMEO BLVD | CR | 6D | D | D | 42,000 | 44422 | 63,062 | 54,334 | 12,334 | -2,422 | 48,779 | 56,756 | 54,334 | 57,239 | 55,786 |
| 6832 | PORT ST LUCIE BLVD | CAMEO BLVD | FLORIDAS TURNPIKE | CR | 6D | D | D | 46,500 | 48196 | 66,478 | 58,134 | 11,634 | -1,696 | 54,005 | 59,830 | 58,134 | 61,573 | 59,853 |
| 6840 | PORT ST LUCIE BLVD | FLORIDAS TURNPIKE | BAYSHORE BLVD | SR | 6D | F | F | 45,250 | 48226 | 66,592 | 58,470 | 13,220 | -1,463 | 52,553 | 59,933 | 58,957 | 59,983 | 58,470 |
| 6850 | PORT ST LUCIE BLVD | BAYSHORE BLVD | AIROSO BLVD | SR | 6D | F | F | 44,000 | 43086 | 55,875 | 52,990 | 8,990 | 2,702 | 51,102 | 50,288 | 51,202 | 54,778 | 52,990 |
| 6860 | PORT ST LUCIE BLVD | AIROSO BLVD | FLORESTA DR | SR | 6D | F | F | 48,000 | 48480 | 59,065 | 54,410 | 6,410 | 1,251 | 55,747 | 53,159 | 52,679 | 56,141 | 54,410 |
| 6870 | PORT ST LUCIE BLVD | FLORESTA DR | VETERANS MEMORIAL PKWY | SR | 6D | F | F | 52,000 | 67235 | 71,764 | 51,318 | -682 | -13,270 | 60,393 | 64,568 | 49 353 | 53,283 | 51,318 |
| 6880 | PORT ST LUCIE BLVD | VETERANS MEMORIAL PKWY | MORNINGSIDE BLVD | SR | 6D | F | F | 36,500 | 44682 | 50,148 | 38,139 | 1 639 | -6,994 | 42,391 | 45,133 | 36 951 | 39,326 | 38,139 |
| 6890 | PORT ST LUCIE BLVD | MORNINGSIDE BLVD | US 1 | SR | 6D | F | F | 34,500 | 46684 | 53,114 | 36,650 | 2,150 | -11,152 | 40,068 | 47,802 | 35 618 | 37,682 | 36,650 |
| 7000 | PRIMA VISTA BLVD | BAYSHORE BLVD | AIROSO BLVD | CR | 4D | D | D | 28,000 | 18356 | 25,103 | 32,237 | 4,237 | 9,644 | 32,519 | 22 593 | 32,237 | 36,760 | 34,499 |
| 7010 | PRIMA VISTA BLVD | AIROSO BLVD | FLORESTA DR | CR | 4D | D | D | 23,638 | 21242 | 29,398 | 28,854 | 5,216 | 2,396 | 27,453 | 26,458 | 28,854 | 31,405 | 30,129 |
| 7020 | PRIMA VISTA BLVD | FLORESTA DR | NARANJA AVE | CR | 4D | U | D | 34,500 | 32899 | 31,041 | 40,068 | 5,568 | 12,131 | 40,068 | 27,937 | 29,538 | 31 250 | 30,394 |
| 7030 | PRIMA VISTA BLVD | NARANJA AVE | RIO MAR DR | CR | 4D | U | D | 34,500 | 33996 | 30,424 | 40,068 | 5,568 | 12,667 | 40,068 | 27,382 | 27 886 | 29,640 | 28,763 |
| 7040 | PRIMA VISTA BLVD | RIO MAR DR | US 1 | CR | 4D | U | D | 29,250 | 33577 | 19,239 | 33,971 | 4,721 | 16,656 | 33,971 | 17,315 | 12 988 | 16,089 | 14,538 |
| 7050 | PRIMA VISTA BLVD | US 1 | LENNARD RD | CR | 4D | D | D | 7,800 | 1371 | 3,711 | 9,769 | 1,969 | 6,429 | 9,059 | 3,340 | 9,769 | 20,268 | 15,019 |
| 7100 1 | RANGE LINE RD | MARTIN C L | BECKER RD | CR | 2U | D | D | 1,450 | 1139 | 8,284 | 7,766 | 6,316 | 311 | 1,684 | 7,455 | 7,766 | 10,123 | 8,945 |
| 7100 2 | RANGE LINE RD | BECKER RD | 2 MI S OF GLADES CUT-OFF RD | CR | 2U | D | D | 1,450 | 1406 | 10,372 | 9,379 | 7,929 | 44 | 1,684 | 9,335 | 9,379 | 10,269 | 9,824 |
| 7100 3 | RANGE LINE RD | 2 MI S OF GLADES CUT-OFF RD | GLADES CUT-OFF RD | CR | 2U | D | D | 1,450 | 1403 | 11,916 | 10,771 | 9,321 | 47 | 1,684 | 10,724 | 10,771 | 11,823 | 11,297 |
| 7101 | RANGE LINE RD | GLADES CUT-OFF RD | CANAL-24 | CR | 4D | C | C | 0 | 0 | 547 | 492 | 492 | 0 | 0 | 492 | 0 | 0 | 0 |
| 7102 | RANGE LINE RD | CANAL-24 | MIDWAY RD | CR | 4D | C | C | 0 | 0 | 545 | 491 | 491 | 0 | 0 | 491 | 0 | 0 | 0 |
| 7885 | RESERVE BLVD | COMMERCE CTR DR | W OF I-95 | CR | 4D | D | D | 9,900 | 10895 | 23,250 | 19,930 | 10,030 | -995 | 11,498 | 20,925 | 19,930 | 20,282 | 20,106 |
| 7200 | RIO MAR DR | PRIMA VISTA BLVD | BEACH AVE | CR | 2U | C | C | 5,500 | 0 | 11,098 | 9,988 | 4,488 | 0 | 6,388 | 9,988 | 15 488 | #DIV/0! | #DIV/0! |
| 7210 | RIO MAR DR | BEACH AVE | US 1 | CR | 2U | D | D | 5,762 | 2826 | 10,398 | 12,292 | 6 530 | 2,936 | 6,692 | 9,356 | 12,292 | 20,349 | 16,321 |
| 10500.2 | ROSSER BLVD | PAAR DR | ANDALUSIA RD | CR | 2U | D | D | 3,900 | 2879 | 5,508 | 5,978 | 2,078 | 1,021 | 4,529 | 4,957 | 5,978 | 7,163 | 6,570 |
| 10500 1 | ROSSER BLVD | ANDALUSIA RD | GATLIN BLVD | CR | 4D | D | D | 3,900 | 7964 | 12,269 | 6,978 | 3,078 | -4,064 | 4,529 | 11,042 | 6,978 | 5,768 | 6,373 |
| 2695 | SAEGER AVE | CITRUS AVE | US 1 | CR | 2U | C | #N/A | 0 | 0 | 542 | 488 | 488 | 0 | 0 | 488 | 0 | 0 | 0 |
| 3170 | SANDIA AVE | PRIMA VISTA | CROSSTOWN | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3171 | SANDIA AVE | CROSSTOWN | THORNHILL | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3400 | SAVAGE BLVD | GATLIN BLVD | GALIANO RD | CR | 2U | D | D | 2,717 | 3142 | 4,524 | 3,647 | 930 | -425 | 3,156 | 4,072 | 3,647 | 3,756 | 3,701 |
| 7400 | SAVANNAH RD | US 1 | INDIAN RIVER DR | CR | 2U | D | D | 1,850 | 3416 | 4,656 | 2,624 | 774 | -1,566 | 2,149 | 4,190 | 2,624 | 2,420 | 2,522 |
| 23391 | SAVONA BLVD | BECKER RD | PAAR DR | CR | 2U | D | D | 4,700 | 7861 | 12,776 | 8,337 | 3,637 | -3,161 | 5,459 | 11,498 | 8,337 | 7,333 | 7,835 |
| 23392 | SAVONA BLVD | PAAR DR | GATLIN BLVD | CR | 2U | D | D | 6 763 | 7040 | 9,923 | 8,653 | 1,890 | -277 | 7,855 | 8,930 | 8,653 | 9,151 | 8,902 |
| 23400 | SAVONA BLVD | GATLIN BLVD | CALIFORNIA BLVD | CR | 2U | D | D | 11,500 | 10934 | 14,622 | 13,726 | 2,226 | 566 | 13,356 | 13,160 | 13,726 | 14,764 | 14,245 |
| 7409 | SELVITZ RD | FLORESTA | BAYSHORE | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7500 1 | SELVITZ RD | BAYSHORE BLVD | ST JAMES BLVD | CR | 2U | D | D | 7,500 | 6935 | 9,397 | 9,022 | 1,522 | 565 | 8,711 | 8,457 | 9,022 | 9,756 | 9,389 |
| 7500 2 | SELVITZ RD | ST JAMES BLVD | MIDWAY RD | CR | 2U | D | D | 7,600 | 8842 | 10,637 | 8,332 | 732 | -1,242 | 8,827 | 9,574 | 8,332 | 8,777 | 8,554 |
| 7510 | SELVITZ RD | MIDWAY RD | GLADES CUT-OFF RD | CR | 2U | D | D | 6,900 | 7092 | 9,865 | 8,686 | 1,786 | -192 | 8,014 | 8,878 | 8,686 | 9,214 | 8,950 |
| 7520 | SELVITZ RD | GLADES CUT-OFF RD | EDWARDS RD | CR | 2U | D | D | 11,000 | 10218 | 15,653 | 14,869 | 3,869 | 782 | 12,775 | 14,087 | 14,869 | 16,177 | 15,523 |
| 24110 | SEMINOLE RD | FT PIERCE BLVD | NORTH BLVD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7600 | SHINN RD | MIDWAY RD | OKEECHOBEE RD | CR | 2U | D | D | 600 | 1125 | 3,633 | 2,745 | 2,145 | -525 | 697 | 3,270 | 2,745 | 1,860 | 2,302 |

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7610 | SHINN RD | OKEECHOBEE RD | ORANGE AVE | CR | 2U | D | D | 750 | 932 | 2,116 | 1,723 | 973 | -182 | 871 | 1,905 | 1,723 | 1,635 | 1,679 |
| 7601 | SHINN RD | MIDWAY RD | WILLIAMS RD | CR | 4D | C | C | 0 | 71 | 1,056 | 951 | 951 | 0 | 0 | 951 | 0 | 0 | 0 |
| 7602 | SHINN RD | WILLIAMS RD | E-W ROAD 6 | CR | 4D | C | C | 0 | 0 | 1,023 | 921 | 921 | 0 | 0 | 921 | 0 | 0 | 0 |
| 7603 | SHINN RD | E-W ROAD 6 | GLADES CUT-OFF RD | CR | 4D | C | C | 0 | 0 | 1,044 | 939 | 939 | 0 | 0 | 939 | 0 | 0 | 0 |
| 7700 | SNEED RD | OKEECHOBEE RD | ORANGE AVE | CR | 2U | D | D | 550 | 1154 | 1,547 | 788 | 238 | -804 | 639 | 1,392 | 788 | 708 | 748 |
| 3080 | SOUTHBEND BLVD | BECKER RD | FLORESTA DR | CR | 2U | C | D | 9,600 | 10816 | 11,475 | 10,328 | 728 | 0 | 11,149 | 10,328 | 9 112 | 9,778 | 9,445 |
| 7320 | SR A1A NORTH | SHOREWINDS DR | INDIAN RIVER C L | SR | 2U | F | F | 5,950 | 5294 | 6,495 | 6,754 | 804 | 909 | 6,910 | 5,845 | 6,501 | 7,007 | 6,754 |
| 7300 | SR A1A NORTH | US 1 | OLD DIXIE HWY | SR | 2U | F | F | 7,100 | 5365 | 9,252 | 10,908 | 3,808 | 2,581 | 8,246 | 8,327 | 10 052 | 11,754 | 10,908 |
| 7310 | SR A1A NORTH | OLD DIXIE HWY | N HWY A1A | SR | 2U | F | F | 7,900 | 9281 | 13,808 | 11,163 | 3,263 | -1,262 | 9,175 | 12,425 | 11 044 | 11,281 | 11,163 |
| 7360 2 | SR A1A SOUTH | OCEAN DR | BINNEY DR | SR | 2U | C | F | 10,400 | 15087 | 14,542 | 13,088 | 2,688 | 0 | 12,079 | 13,088 | 8,401 | 9,623 | 9,012 |
| 7360 3 | SR A1A SOUTH | BINNEY DR | SOUTH CAUSEWAY PARK | SR | 2U | F | F | 13,300 | 15087 | 17,654 | 14,521 | 1,221 | -1,368 | 15,447 | 15,889 | 14 102 | 14 940 | 14,521 |
| 7330 | SR A1A SOUTH | MARTIN C L | NETTLES ISLAND | SR | 2U | F | F | 13,900 | 12028 | 14,323 | 15,326 | 1,426 | 2,436 | 16,143 | 12,891 | 14,763 | 15,890 | 15,326 |
| 7370 | SR A1A SOUTH | SOUTH CAUSEWAY PARK | INDIAN RIVER DR | SR | 4U | F | F | 12,500 | 15087 | 17,654 | 13,672 | 1,172 | -2,217 | 14,518 | 15,889 | 13 302 | 14,042 | 13,672 |
| 7340 | SR A1A SOUTH | NETTLES ISLAND | FPL PLANT | SR | 2U | U | F | 10,300 | 7295 | 7,582 | 11,962 | 1,662 | 5,139 | 11,962 | 6,823 | 9,828 | 10,276 | 10,052 |
| 7380 | SR A1A SOUTH | INDIAN RIVER DR | US 1 | SR | 4D | F | F | 11,700 | 12188 | 14,376 | 12,849 | 1,149 | -89 | 13,588 | 12,938 | 12,450 | 13,248 | 12,849 |
| 7350 | SR A1A SOUTH | FPL PLANT | BLUE HERON BLVD | SR | 2U | U | F | 6,850 | 5082 | 4,331 | 7,956 | 1,106 | 4,058 | 7,556 | 3,898 | 5,666 | 5,604 | 5,635 |
| 7360 1 | SR A1A SOUTH | BLUE HERON BLVD | SEAWAY DR | SR | 2U | F | F | 5,450 | 8513 | 11,448 | 7,138 | 1,688 | -3,165 | 6,330 | 10,303 | 7,240 | 7,036 | 7,138 |
| 24900 | ST JAMES BLVD | SELVITZ RD | ST JAMES DR | CR | 2U | C | C | 4,100 | 0 | 5,248 | 4,723 | 623 | 0 | 4,762 | 4,723 | 8,823 | #DIV/0! | #DIV/0! |
| 1100 1 | ST JAMES DR | AIROSO BLVD | ST JAMES BLVD | CR | 4D | D | D | 21,567 | 13497 | 18,110 | 24,369 | 2,802 | 8,070 | 25,048 | 16,299 | 24,369 | 27,781 | 26,075 |
| 1100 2 | ST JAMES DR | ST JAMES BLVD | PEACHTREE BLVD | CR | 4D | D | D | 18,500 | 15709 | 21,365 | 22,020 | 3,520 | 2,791 | 21,486 | 19,229 | 22,020 | 24,154 | 23,087 |
| 1100 31 | ST JAMES DR | PEACHTREE BLVD | TELFORD AVE | CR | 4D | D | D | 17,750 | 12378 | 16,497 | 20,219 | 2,469 | 5,372 | 20,615 | 14,847 | 20,219 | 22,710 | 21,465 |
| 1100 32 | ST JAMES DR | TELFORD AVE | MIDWAY RD | CR | 4D | D | D | 17,000 | 13632 | 18,488 | 20,006 | 3,006 | 3,368 | 19,744 | 16,638 | 20,006 | 22,131 | 21,069 |
| 7810 | ST LUCIE BLVD | KINGS HWY | KEEN RD | CR | 2U | D | D | 5,090 | 4404 | 5,671 | 5,790 | 700 | 686 | 5,912 | 5,104 | 5,790 | 6,292 | 6,041 |
| 7820 | ST LUCIE BLVD | KEEN RD | 25TH ST | CR | 2U | D | D | 5,100 | 3246 | 4,826 | 6,198 | 1,098 | 1,854 | 5,923 | 4,344 | 6,198 | 7,279 | 6,738 |
| 7830 1 | ST LUCIE BLVD | 25TH ST | SENECA AVE | SR | 2U | U | F | 4,500 | 8670 | 5,217 | 5,226 | 726 | 531 | 5,226 | 4,695 | 525 | 2,599 | 1,562 |
| 7830 2 | ST LUCIE BLVD | SENECA AVE | US 1 | SR | 2U | U | F | 4,500 | 7140 | 3,360 | 5,226 | 726 | 2,202 | 5,226 | 3,024 | 384 | 2,033 | 1,208 |
| 7830 3 | ST LUCIE BLVD | US 1 | OLD DIXIE HWY | CR | 2U | C | C | 0 | 0 | 145 | 131 | 131 | 0 | 0 | 131 | 0 | 0 | 0 |
| 7890 | ST LUCIE WEST BLVD | W OF I-95 | E OF I-95 | CR | 4D | D | D | 20,250 | 20580 | 49,959 | 44,633 | 24,383 | -330 | 23,518 | 44,963 | 44,633 | 47 192 | 45,913 |
| 7900 | ST LUCIE WEST BLVD | E OF I-95 | CALIFORNIA BLVD | CR | 6D | D | D | 30,000 | 29560 | 55,599 | 50,479 | 20,479 | 440 | 34 842 | 50 039 | 50,479 | 54,170 | 52,325 |
| 7910 | ST LUCIE WEST BLVD | CALIFORNIA BLVD | COUNTRY CLUB DR | CR | 6D | D | D | 36,500 | 18000 | 37,450 | 52,205 | 15,705 | 18,500 | 42,391 | 33,705 | 52,205 | 72,902 | 62,553 |
| 7920 | ST LUCIE WEST BLVD | COUNTRY CLUB DR | CASHMERE BLVD | CR | 6D | D | D | 36,500 | 23122 | 40,013 | 49,390 | 12,890 | 13,378 | 42,391 | 36,012 | 49,390 | 60,638 | 55,014 |
| 7930 | ST LUCIE WEST BLVD | CASHMERE BLVD | BAYSHORE BLVD | CR | 6D | D | D | 43,000 | 28418 | 52,465 | 61,801 | 18,801 | 14,582 | 49,940 | 47,219 | 61,801 | 76,211 | 69,006 |
| 3290 6 | STONY CREEK WAY | RANGE LINE RD | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 4,588 | 4,129 | 4,129 | 0 | 0 | 4,129 | 0 | 0 | 0 |
| 3290 7 | STONY CREEK WAY | N-S ROAD A | TRADITION PKWY | CR | 4D | C | C | 0 | 0 | 5,712 | 5,141 | 5,141 | 0 | 0 | 5,141 | 0 | 0 | 0 |
| 8000 | SUNRISE BLVD | MIDWAY RD | BELL AVE | CR | 2U | D | D | 2,350 | 636 | 2,793 | 4,228 | 1,878 | 1,714 | 2,729 | 2,514 | 4,228 | 9,907 | 7,067 |
| 8010 | SUNRISE BLVD | BELL AVE | EDWARDS RD | CR | 2U | D | D | 3,300 | 1334 | 4,103 | 5,658 | 2,358 | 1,966 | 3,833 | 3,892 | 5,658 | 9 743 | 7,700 |
| 8020 1 | SUNRISE BLVD | EDWARDS RD | CORTEZ BLVD | CR | 2U | D | D | 4,950 | 675 | 2,343 | 6,383 | 1,433 | 4,275 | 5,749 | 2,108 | 6,383 | 16,491 | 11,437 |
| 8020 2 | SUNRISE BLVD | CORTEZ BLVD | VIRGINIA AVE | CR | 2U | D | D | 5,300 | 1658 | 3,543 | 6,831 | 1,531 | 3,642 | 6,155 | 3,189 | 6,831 | 10 873 | 8,852 |
| 8030 | SUNRISE BLVD | VIRGINIA AVE | OLEANDER AVE | CR | 2U | U | D | 4,700 | 4520 | 4,643 | 5,459 | 759 | 1,280 | 5,459 | 4,178 | 4 358 | 4,634 | 4,496 |
| 8041 | SUNRISE BLVD | OLEANDER AVE | 7TH ST | CR | 2D | U | D | 4,700 | 7380 | 7,420 | 5,459 | 759 | -1,219 | 5,459 | 6,678 | 3 998 | 4,536 | 4,267 |
| 8042 | SUNRISE BLVD | 7TH ST | US 1 | CR | 2D | U | D | 3,400 | 2686 | 2,703 | 3,949 | 549 | 1,516 | 3,949 | 2,433 | 3 147 | 3,285 | 3,216 |
| 4410 7 | TAYLOR DAIRY RD | ANGLE RD | ST LUCIE BLVD | CR | 2U | C | #N/A | 0 | 0 | 704 | 634 | 634 | 0 | 0 | 634 | 0 | 0 | 0 |
| 25980 | THORNHILL DR | BAYSHORE BLVD | FLORESTA DR | CR | 2U | D | D | 4,700 | 7228 | 11,117 | 7,476 | 2,776 | -2,528 | 5,459 | 10,006 | 7,478 | 6,940 | 7,209 |
| 5200 11 | TIFFANY AVE | US 1 | HILLMOOR DR | CR | 4D | U | D | 9,680 | 14348 | 10,467 | 11,242 | 1,562 | 1,822 | 11,242 | 9,420 | 4,752 | 6,779 | 5,766 |
| 5200 12 | TIFFANY AVE | HILLMOOR DR | VILLAGE GREEN DR | CR | 4D | C | D | 6,500 | 9235 | 7,904 | 7,114 | 614 | 0 | 7,549 | 7,114 | 4 379 | 5,341 | 4,860 |
| 5200 2 | TIFFANY AVE | VILLAGE GREEN DR | LENNARD RD | CR | 4D | C | D | 5,150 | 6124 | 7,763 | 6,987 | 1,837 | 0 | 5,981 | 6,987 | 6,013 | 6,267 | 6,140 |
| 22900 1 | TORINO PKWY | CASHMERE BLVD | VOLUCIA DR | CR | 2U | D | D | 5,600 | 3645 | 6,888 | 8,154 | 2,554 | 1,955 | 6,504 | 6,199 | 8,154 | 10,159 | 9,157 |
| 22900 2 | TORINO PKWY | VOLUCIA DR | CALIFORNIA BLVD | CR | 2U | D | D | 5,600 | 3069 | 4,908 | 6,948 | 1,348 | 2,531 | 6,504 | 4,417 | 6,948 | 8,597 | 7,773 |
| 22910 1 | TORINO PKWY | CALIFORNIA BLVD | EAST TORINO PKWY | CR | 2U | C | C | 0 | 2101 | 3,510 | 3,159 | 3,159 | 0 | 0 | 3,159 | 0 | 0 | 0 |
| 3290 8 | TRADITION PKWY | RANGE LINE RD | N-S ROAD A | CR | 4D | C | C | 0 | 0 | 5,886 | 5,297 | 5,297 | 0 | 0 | 5,297 | 0 | 0 | 0 |
| 3290 9 | TRADITION PKWY | N-S ROAD A | STONY CREEK WAY | CR | 4D | C | C | 0 | 0 | 13,030 | 11,727 | 11,727 | 0 | 0 | 11,727 | 0 | 0 | 0 |
| 3290 10 | TRADITION PKWY | STONY CREEK WAY | COMMUNITY BLVD | CR | 4D | C | C | 0 | 0 | 20,030 | 18,027 | 18,027 | 0 | 0 | 18,027 | 0 | 0 | 0 |
| 3290 11 | TRADITION PKWY | COMMUNITY BLVD | VILLAGE PKWY | CR | 4D | C | D | 4,300 | 5071 | 23,815 | 21,434 | 17,134 | 0 | 4,994 | 21,434 | 20,663 | 19 386 | 20,024 |
| 3290 12 | TRADITION PKWY | VILLAGE PKWY | W OF I-95 | CR | 6D | C | D | 19,500 | 11950 | 64,165 | 57,749 | 38,249 | 0 | 22 647 | 57,749 | 65 299 | 100 516 | 82,907 |
| 24610 2 | TULIP BLVD | PAAR DR | DARWIN BLVD | CR | 2U | D | D | 3,800 | 2140 | 2,974 | 4,337 | 537 | 1,660 | 4,413 | 2,677 | 4,337 | 5,070 | 4,703 |
| 24600 | TULIP BLVD | DARWIN BLVD | PORT ST LUCIE BLVD | CR | 2U | D | D | 6,800 | 2998 | 4,475 | 7,829 | 1,029 | 3,802 | 7,898 | 4,027 | 7,829 | 9,743 | 8,786 |
| 24610 1 | TULIP BLVD | PORT ST LUCIE BLVD | PAAR DR | CR | 2U | D | D | 3,550 | 3375 | 7,380 | 6,817 | 3,267 | 175 | 4,123 | 6,642 | 6,817 | 7 452 | 7,135 |
| 8100 | US 1 | MARTIN C L | LENNARD RD | SR | 8D | F | F | 55,000 | 67590 | 79,851 | 60,827 | 5,827 | -11,039 | 63,877 | 71,866 | 59 276 | 62 378 | 60,827 |
| 8110 | US 1 | LENNARD RD | PORT ST LUCIE BLVD | SR | 8D | F | F | 55,000 | 63726 | 73,784 | 59,407 | 4,407 | -6,999 | 63,877 | 66,406 | 57 680 | 61 134 | 59,407 |
| 8120 | US 1 | PORT ST LUCIE BLVD | JENNINGS RD | SR | 6D | F | F | 46,000 | 38098 | 47,050 | 52,392 | 6,392 | 10,047 | 53,424 | 42,345 | 50 247 | 54 536 | 52,392 |
| 8130 | US 1 | JENNINGS RD | TIFFANY AVE | SR | 6D | F | F | 37,000 | 36171 | 49,265 | 46,773 | 9 773 | 2,434 | 42,972 | 44,339 | 45 168 | 48 376 | 46,773 |
| 8140 | US 1 | TIFFANY AVE | WALTON RD | SR | 6D | F | F | 40,750 | 36252 | 52,214 | 53,917 | 13,167 | 6,925 | 47,327 | 46,992 | 51 490 | 56 344 | 53,917 |
| 8150 | US 1 | WALTON RD | VILLAGE GREEN DR | SR | 6D | F | F | 44,500 | 44588 | 60,106 | 55,797 | 11,297 | 1,702 | 51,682 | 54,095 | 54,007 | 57 587 | 55,797 |
| 8160 | US 1 | VILLAGE GREEN DR | SPANISH LAKES BLVD | SR | 6D | U | F | 48,000 | 49113 | 50,099 | 55,747 | 7,747 | 10,658 | 55,747 | 45,089 | 43,976 | 47,005 | 45,490 |
| 8170 | US 1 | SPANISH LAKES BLVD | PRIMA VISTA BLVD | SR | 6D | U | F | 48,000 | 49201 | 49,632 | 55,747 | 7,747 | 11,078 | 55,747 | 44,669 | 43,468 | 46,484 | 44,976 |
| 8180 | US 1 | PRIMA VISTA BLVD | RIO MAR DR | SR | 6D | U | F | 36,500 | 38502 | 41,008 | 42,391 | 5,891 | 5,484 | 42,391 | 36,908 | 34,906 | 37,321 | 36,113 |
| 8190 | US 1 | RIO MAR DR | KITTERMAN RD | SR | 6D | F | F | 34,750 | 35499 | 48,407 | 44,153 | 9,403 | 587 | 40,359 | 43,566 | 42,817 | 45,490 | 44,153 |
| 8200 1 | US 1 | KITTERMAN RD | S OF SAEGER AVE | SR | 6D | F | F | 33,000 | 34256 | 46,252 | 41,572 | 8,572 | -54 | 38,326 | 41,627 | 40,371 | 42,774 | 41,572 |
| 8200 2 | US 1 | S OF SAEGER AVE | EASY ST | SR | 6D | F | F | 33,000 | 33097 | 45,991 | 42,658 | 9,658 | 1,267 | 38,326 | 41,392 | 41,295 | 44,022 | 42,658 |
| 8210 | US 1 | EASY ST | MIDWAY RD | SR | 6D | F | F | 31,000 | 29275 | 41,435 | 40,569 | 9,569 | 3,277 | 36,003 | 37,291 | 39,016 | 42,121 | 40,569 |
| 8220 | US 1 | MIDWAY RD | WEATHERBEE RD | SR | 4D | F | F | 28,000 | 27302 | 33,034 | 31,476 | 3,476 | 1,745 | 32,519 | 29,730 | 30,428 | 32,523 | 31,476 |
| 8230 | US 1 | WEATHERBEE RD | FARMERS MARKET RD | SR | 4D | F | F | 30,000 | 28394 | 35,011 | 34,314 | 4,314 | 2,804 | 34,942 | 31,510 | 33,116 | 35,512 | 34,314 |
| 8240 | US 1 | FARMERS MARKET RD | EDWARDS RD | SR | 4D | F | F | 32,000 | 28653 | 35,514 | 36,693 | 4,693 | 4,730 | 37,165 | 31,963 | 35,310 | 38,076 | 36,693 |
| 8250 | US 1 | EDWARDS RD | SAVANNAH RD | SR | 4D | F | F | 31,750 | 27480 | 34,503 | 36,796 | 5,046 | 5,744 | 36,874 | 31,053 | 35,323 | 38,270 | 36,796 |
| 8260 2 | US 1 | SAVANNAH RD | GARDENIA AVE | SR | 4D | F | F | 31,500 | 29108 | 35,929 | 36,027 | 4,527 | 3,691 | 36,584 | 32,336 | 34,728 | 37,326 | 36,027 |
| 8260 1 | US 1 | GARDENIA AVE | VIRGINIA AVE | SR | 4D | F | F | 31,500 | 29053 | 35,758 | 35,924 | 4,424 | 3,742 | 36,584 | 32,182 | 34,629 | 37,219 | 35,924 |
| 8270 1 | US 1 | VIRGINIA AVE | OHIO AVE | SR | 4D | F | F | 40,000 | 12291 | 16,573 | 47,201 | 7,201 | 32,286 | 46,456 | 14,916 | 42,625 | 51,778 | 47,201 |
| 8270 2 | US 1 | OHIO AVE | GEORGIA AVE | SR | 4D | F | F | 35,500 | 13213 | 17,170 | 41,012 | 5,512 | 25,560 | 41,230 | 15,453 | 37,740 | 44,285 | 41,012 |
| 8280 | US 1 | GEORGIA AVE | DELAWARE AVE | SR | 4D | F | F | 31,000 | 11328 | 17,697 | 41,045 | 10,045 | 25,118 | 36,003 | 15,927 | 35,599 | 46,491 | 41,045 |
| 8290 | US 1 | DELAWARE AVE | CITRUS AVE | SR | 4D | F | F | 26,350 | 11757 | 17,982 | 34,733 | 8,383 | 18,549 | 30,603 | 16,184 | 30 777 | 38,690 | 34,733 |
| 8300 | US 1 | CITRUS AVE | ORANGE AVE | SR | 4D | F | F | 21,700 | 5944 | 14,315 | 39,404 | 17,704 | 26,521 | 25,202 | 12,883 | 28,639 | 50 168 | 39,404 |
| 8310 | US 1 | ORANGE AVE | AVENUE A | SR | 4D | F | F | 23,350 | 8423 | 13,256 | 37,560 | 14,210 | 25,630 | 27,119 | 11,930 | 28,857 | 46,263 | 37,560 |
| 8320 1 | US 1 | AVENUE A | AE BACKUS AVE | SR | 4D | F | F | 23,350 | 6845 | 13,369 | 36,917 | 13,567 | 24,885 | 27,119 | 12,032 | 28,737 | 45,097 | 36,917 |
| 8320 2 | US 1 | AE BACKUS AVE | AVENUE D | SR | 4D | F | F | 23,350 | 7052 | 14,175 | 37,057 | 13,707 | 24,298 | 27,119 | 12,758 | 29,056 | 45,058 | 37,057 |
| 8330 | US 1 | AVENUE D | SR A1A SOUTH | SR | 4D | F | F | 25,000 | 5582 | 13,269 | 44,205 | 19,205 | 32,263 | 29,035 | 11,942 | 31,360 | 57,051 | 44,205 |
| 8340 1 | US 1 | SR A1A SOUTH | AVENUE H | SR | 4D | F | F | 23,500 | 13303 | 24,747 | 37,218 | 13,718 | 14,946 | 27,293 | 22,272 | 32,469 | 41,967 | 37,218 |
| 8340 2 | US 1 | AVENUE H | OLD DIXIE HWY | SR | 4D | F | F | 24,250 | 20026 | 29,115 | 32,137 | 7,887 | 5,933 | 28,164 | 26,204 | 30,428 | 33,846 | 32,137 |
| 8350 1 | US 1 | OLD DIXIE HWY | AVENUE O | SR | 4D | F | F | 24,250 | 18687 | 23,284 | 27,763 | 3,513 | 6,807 | 28,164 | 20,956 | 26,519 | 29,007 | 27,763 |
| 8350 2 | US 1 | AVENUE O | SR A1A NORTH | SR | 4D | F | F | 20,300 | 23399 | 30,251 | 24,661 | 4,361 | -2,565 | 23,576 | 27,226 | 24,127 | 25,195 | 24,661 |
| 8360 | US 1 | SR A1A NORTH | JUANITA AVE | SR | 4D | F | F | 21,050 | 23182 | 31,818 | 27,120 | 6,070 | -1,516 | 24,447 | 28,636 | 26,504 | 27,736 | 27,120 |
| 8370 | US 1 | JUANITA AVE | ST LUCIE BLVD | SR | 4D | F | F | 17,100 | 20246 | 26,872 | 21,413 | 4,313 | -2,771 | 19,860 | 24,184 | 21,038 | 21,788 | 21,413 |
| 8380 | US 1 | ST LUCIE BLVD | 25TH ST | SR | 4D | C | F | 16,800 | 23298 | 25,654 | 23,089 | 6,289 | 0 | 19,512 | 23,089 | 16,591 | 17,759 | 17,175 |
| 8390 | US 1 | 25TH ST | INDRIO RD | SR | 4D | F | F | 18,500 | 23112 | 35,694 | 24,988 | 8,488 | -7,137 | 19,163 | 32,125 | 25,513 | 24,463 | 24,988 |
| 8400 | US 1 | INDRIO RD | KINGS HWY | SR | 4D | F | F | 18,000 | 18764 | 27,485 | 24,642 | 6,642 | -95 | 20,905 | 24,737 | 23,973 | 25,311 | 24,642 |
| 8410 | US 1 | KINGS HWY | INDIAN RIVER C L | SR | 4D | F | F | 19,500 | 25749 | 38,035 | 27,817 | 8,317 | -6,414 | 22,647 | 34,232 | 27,983 | 27,652 | 27,817 |
| 5400 | VETERANS MEMORIAL PKWY | PORT ST LUCIE BLVD | LYNGATE DR | CR | 4D | U | D | 15,100 | 15892 | 11,970 | 17,537 | 2,437 | 6,764 | 17,537 | 10,773 | 9,981 | 10,919 | 10,450 |
| 5410 | VETERANS MEMORIAL PKWY | LYNGATE DR | US 1 | CR | 4D | U | D | 10,461 | 9103 | 7,552 | 12,149 | 1,688 | 5,353 | 12,149 | 6,796 | 8,154 | 8,331 | 8,243 |
| 10330 | VILLAGE GREEN DR | US 1 | WALTON RD | CR | 4D | D | D | 6,700 | 5218 | 16,443 | 16,281 | 9,581 | 1,482 | 7,781 | 14,799 | 16,281 | 20,268 | 18,274 |
| 10340 | VILLAGE GREEN DR | WALTON RD | TIFFANY AVE | CR | 2U | D | D | 3,600 | 3170 | 5,325 | 5,222 | 1,622 | 430 | 4,181 | 4,792 | 5,222 | 5,805 | 5,514 |
| 9110 1 | VILLAGE PKWY | BECKER RD | PAAR (WEST) | CR | 4D | C | C | 1,800 | 2 | 15,183 | 13,665 | 11,865 | 0 | 2,091 | 13,665 | 15,463 | ######## | 6,566,787 |
| 9110 2 | VILLAGE PKWY | PAAR (WEST) | OPEN VIEW (WEST) | CR | 4D | C | C | 1,800 | 2 | 17,044 | 15,339 | 13,539 | 0 | 2,091 | 15,339 | 17 137 | ######## | 7,371,433 |
| 9110 3 | VILLAGE PKWY | OPEN VIEW (WEST) | DISCOVERY WAY | CR | 4D | C | C | 1,800 | 2 | 20,046 | 18,041 | 16,241 | 0 | 2,091 | 18,041 | 19 839 | ######## | 8,669,792 |
| 9110 4 | VILLAGE PKWY | DISCOVERY WAY | TRADITION PKWY | CR | 6D | D | D | 1,800 | 402 | 35,532 | 33,377 | 31,577 | 1,398 | 2,091 | 31,979 | 33,377 | 152,736 | 93,057 |
| 9120 1 | VILLAGE PKWY | TRADITION PKWY | WESTCLIFFE LN | CR | 4D | D | D | 16,000 | 3812 | 10,879 | 22,179 | 6,179 | 12,388 | 18,582 | 9,791 | 22,179 | 46,261 | 34,220 |
| 9120 2 | VILLAGE PKWY | WESTCLIFFE LN | CROSSROADS PKWY | CR | 4D | D | D | 5,400 | 2282 | 7,441 | 9,815 | 4,415 | 3,118 | 6,272 | 6,697 | 9,815 | 16,904 | 13,360 |
| 8501 | VIRGINIA AVE | OKEECHOBEE RD | HARTMAN RD | SR | 6D | F | F | 22,000 | 22420 | 37,249 | 34,097 | 12,097 | 573 | 25,551 | 33,524 | 33,104 | 35,089 | 34,097 |
| 8502 | VIRGINIA AVE | HARTMAN RD | 35TH ST | SR | 6D | F | F | 22,000 | 22420 | 37,249 | 34,097 | 12,097 | 573 | 25,551 | 33,524 | 33,104 | 35,089 | 34,097 |
| 8500 2 | VIRGINIA AVE | 35TH ST | 25TH ST | SR | 6D | F | F | 22,500 | 21067 | 34,083 | 33,527 | 11,027 | 2,852 | 26,132 | 30,675 | 32,108 | 34,946 | 33,527 |
| 8510 | VIRGINIA AVE | 25TH ST | 13TH ST | SR | 6D | F | F | 24,750 | 30435 | 40,181 | 30,923 | 6,173 | -5,240 | 28,745 | 36,163 | 30,478 | 31,368 | 30,923 |
| 8520 1 | VIRGINIA AVE | 13TH ST | 11TH ST | SR | 6D | F | F | 24,000 | 31769 | 39,341 | 28,085 | 4,085 | -7,322 | 27,874 | 35,407 | 27,638 | 28,531 | 28,085 |
| 8520 2 | VIRGINIA AVE | 11TH ST | SUNRISE BLVD | SR | 6D | F | F | 24,000 | 30436 | 37,807 | 28,105 | 4,105 | -5,921 | 27,874 | 34,026 | 27,590 | 28,620 | 28,105 |
| 8530 | VIRGINIA AVE | SUNRISE BLVD | OLEANDER AVE | SR | 6D | F | F | 22,500 | 25556 | 32,653 | 26,965 | 4,465 | -2,423 | 26,132 | 29,387 | 26,331 | 27,598 | 26,965 |
| 8540 1 | VIRGINIA AVE | OLEANDER AVE | COLONIAL RD | SR | 6D | F | F | 21,000 | 19709 | 23,424 | 23,166 | 2,166 | 2,085 | 24,389 | 21,082 | 22,373 | 23,960 | 23,166 |
| 8540 2 | VIRGINIA AVE | COLONIAL RD | US 1 | SR | 6D | F | F | 21,000 | 20660 | 25,047 | 24,413 | 3,413 | 388 | 24,389 | 24,045 | 24,385 | 24,441 | 24,413 |
| 22916 | VOLUCIA DR | TORINO PKWY | BLANTON BLVD | CR | 2U | C | C | 0 | 3459 | 5,468 | 5,250 | 5,250 | 0 | 0 | 5,250 | 0 | 0 | 0 |
| 8600 | WALTON RD | US 1 | VILLAGE GREEN DR | CR | 4D | U | D | 12,450 | 7081 | 4,700 | 14,459 | 2,009 | 9,948 | 14,459 | 4,512 | 9,881 | 7,932 | 8,906 |
| 8610 | WALTON RD | VILLAGE GREEN DR | LENNARD RD | CR | 4D | D | D | 9,900 | 6589 | 13,152 | 15,937 | 6,037 | 3,311 | 11,498 | 12,626 | 15,937 | 18,970 | 17,453 |
| 8620 | WALTON RD | LENNARD RD | GREEN RIVER PKWY | CR | 2U | D | D | 7,300 | 7764 | 12,476 | 11,513 | 4,213 | -464 | 8,478 | 11,977 | 11,513 | 11,261 | 11,387 |
| 8630 | WALTON RD | GREEN RIVER PKWY | INDIAN RIVER DR | CR | 2U | D | D | 4,850 | 6327 | 9,594 | 7,733 | 2,883 | -1,477 | 5,633 | 9,210 | 7,733 | 7,060 | 7,396 |
| 8890 | WEATHERBEE RD | OLEANDER AVE | US 1 | CR | 2U | D | D | 2,200 | 4676 | 8,111 | 5,311 | 3,111 | -2,476 | 2,555 | 7,787 | 5,311 | 3,663 | 4,487 |
| 8900 | WEATHERBEE RD | US 1 | MIDWAY RD | CR | 2U | D | D | 5,400 | 2678 | 3,928 | 6,493 | 1,093 | 2,722 | 6,272 | 3,771 | 6,493 | 7,604 | 7,049 |
| 24500 | WESTCLIFFE LN | TREMONTE AVE | VILLAGE PKWY | CR | 4D | D | D | 1,100 | 324 | 3,928 | 4,547 | 3,447 | 776 | 1,278 | 3,771 | 4,547 | 12,802 | 8,675 |
| 9010 | WESTMORELAND BLVD | MARTIN C L | MORNINGSIDE BLVD | CR | 2D | D | D | 8,800 | 10292 | 12,739 | 10,736 | 1,936 | -1,492 | 10,220 | 12,230 | 10,736 | 10,457 | 10,597 |
| 9000 | WESTMORELAND BLVD | MORNINGSIDE BLVD | PORT ST LUCIE BLVD | CR | 2D | D | D | 12,300 | 7951 | 10,894 | 14,808 | 2,508 | 4,349 | 14,285 | 10,459 | 14,808 | 18,179 | 15,493 |
| 3165 | WHITMORE DR | BAYSHORE BLVD | AIROSO BLVD | CR | 2U | C | C | 0 | 5229 | 4,384 | 4,209 | 4,209 | 0 | 0 | 4,209 | 0 | 0 | 0 |
| 3166 | WHITMORE DR | AIROSO BLVD | THORNHILL | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Segment ID | On Street | From | To | Juris. | Lanes and Type | Volume Smoothing Method | Default Smoothing Method | Validation Year Count Volume | Validation Year Model Volume | Raw Model Volume | Selected Volume | Difference between Selected and VYCV | Difference between Selected and Raw | % AGR | (C) Raw AADT | (D) Difference Method | (E) Ratio Method | (F) Average Method |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3167 | WHITMORE DR | THORNHILL | FLORESTA | CR | 2U | C | #N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25006 | WILLIAMS EXT | MCCARTY RD | ARTERIAL A | CR | 4D | C | C | 0 | 0 | 298 | 286 | 286 | 0 | 0 | 286 | 0 | 0 | 0 |
| 25007 | WILLIAMS EXT | ARTERIAL A | GLADES CUTOFF RD | CR | 4D | C | C | 0 | 0 | 10 | 10 | 10 | 0 | 0 | 10 | 0 | 0 | 0 |
| 25005 | WILLIAMS RD | SHINN RD | MCCARTY RD | CR | 2U | C | C | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25995 | WINTER GARDEN PKWY | KINGS HWY | FT PIERCE BLVD | CR | 2U | C | C | 3,100 | 0 | 3,488 | 3,348 | 248 | 0 | 3,600 | 3,348 | 6,448 | #DIV/0! | #DIV/0! |

## ORANGE AVE FROM KINGS HIGHWAY TO E OF I-95 SB RAMP
## 4461681 SIS




**Project Description:** INTERCHANGE - ADD LANES
**Extra Description:** ADD EB RIGHT TURN LANE FROM ORANGE AVE TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE TO NB KINGS HIGHWAY. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE AND KINGS HIGHWAY. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
**Lead Agency:** MANAGED BY FDOT
**From:** KINGS HIGHWAY
**Length:** .646
**To:** E OF I-95 SB RAMP
**Phase Group:** P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| PDE | ACFP | 0 | 310,000 | 0 | 0 | 0 | 310,000 |
| PE | ACFP | 0 | 0 | 0 | 477,924 | 0 | 477,924 |
| ROW | ACFP | 0 | 0 | 0 | 0 | 345,821 | 345,821 |
| ENV | ACFP | 0 | 0 | 0 | 10,000 | 0 | 10,000 |
| | | | **310,000** | | **487,924** | **345,821** | **1,143,745** |

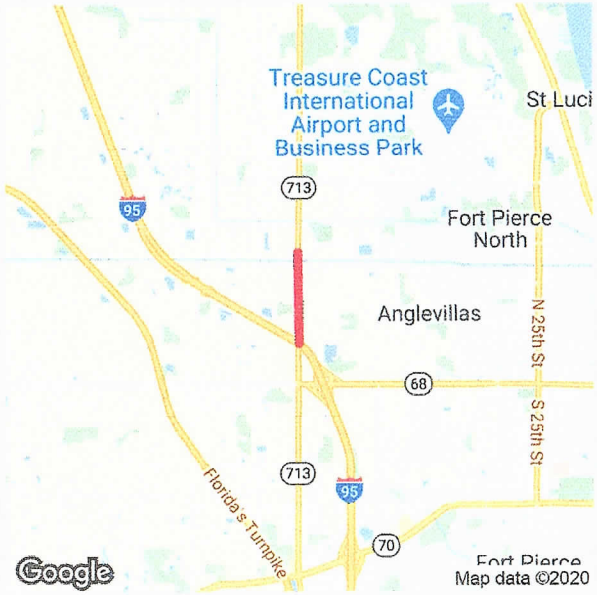
**Prior Year Cost: 0**
**Future Year Cost: 0**
**Total Project Cost: 1,143,745**
**LRTP: Page 7-1**

B-8

**Notes**

## KINGS HIGHWAY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

**4383791 Non-SIS**




**Project Description:** ADD LANES & RECONSTRUCT
**Extra Description:** 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
**Lead Agency:** MANAGED BY FDOT **From:** N OF I-95 OVERPASS
**Length:** 1.400 **To:** N OF COMMERCIAL CIR
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

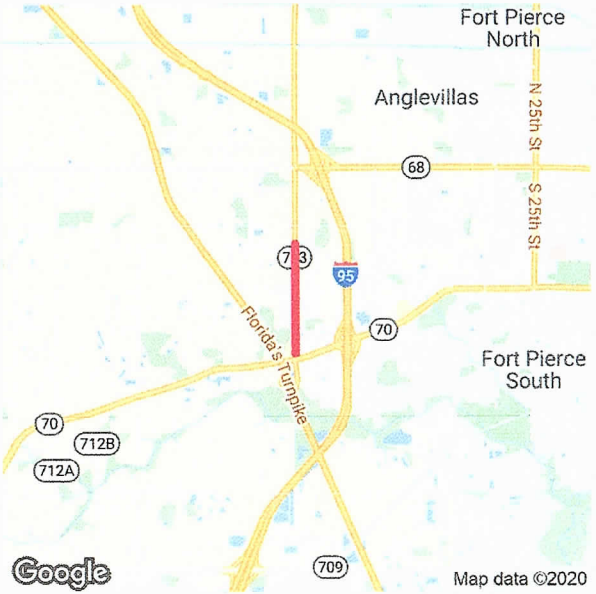
| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| ROW | SU | 550,932 | 0 | 0 | 0 | 0 | 550,932 |
| CST | SA | 0 | 0 | 0 | 19,059,878 | 99,346 | 19,159,224 |
| CST | DS | 0 | 0 | 0 | 24,416,190 | 0 | 24,416,190 |
| ROW | DDR | 347,013 | 9,558,552 | 5,000,000 | 2,290,916 | 0 | 17,196,481 |
| ENV | DDR | 0 | 60,000 | 0 | 0 | 0 | 60,000 |
| | | **897,945** | **9,618,552** | **5,000,000** | **45,766,984** | **99,346** | **61,382,827** |

B-9

**Prior Year Cost: 9,874,313**
**Future Year Cost: 0**
**Total Project Cost: 117,468,388**
**LRTP: Page 6-5**

**Notes**

## KINGS HIGHWAY FR SOUTH OF OKEECHOBEE ROAD TO NORTH OF PICOS RD
## 2302568 Non-SIS




**Project Description:** LANDSCAPING
**Extra Description:** STANDALONE DEPENDENT PROJECT FOR 230256-6
**Lead Agency:** MANAGED BY FDOT **From:** 500 feet S OF OKEECHOBEE
**Length:** 1.890 **To:** NORTH OF PICOS ROAD
**Phase Group:** PRELIMINARY ENGINEERING, CONSTRUCTION

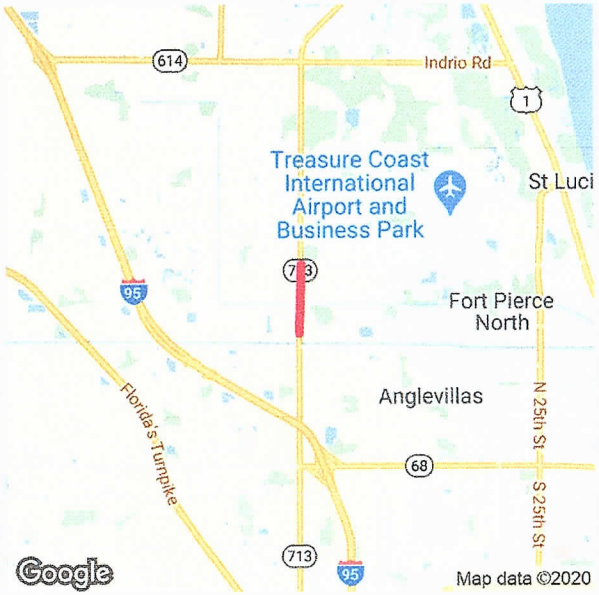
| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| PE | DIH | 27,898 | 27,898 | 0 | 0 | 0 | 55,796 |
| CST | DIH | 0 | 0 | 57,694 | 0 | 0 | 57,694 |
| PE | DDR | 194,076 | 0 | 0 | 0 | 0 | 194,076 |
| CST | DDR | 0 | 0 | 655,611 | 0 | 0 | 655,611 |
| | | **221,974** | **27,898** | **713,305** | | | **963,177** |

B-10

**Prior Year Cost: 77,444,910**
**Future Year Cost: 0**
**Total Project Cost: 81,485,486**
**LRTP: Page 6-5**

**Notes**

## KINGS HIGHWAY FROM N OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
**4383792 Non-SIS**



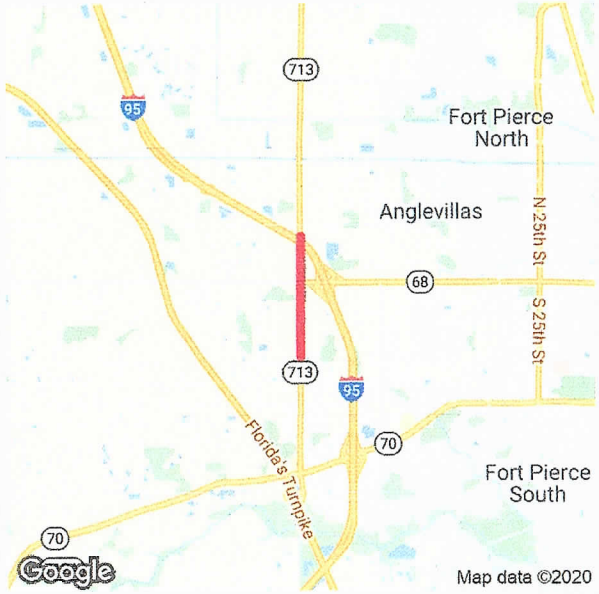

**Project Description:** ADD LANES & RECONSTRUCT
**Extra Description:** 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
**Lead Agency:** MANAGED BY FDOT **From:** N OF COMMERCIAL CIRCLE
**Length:** 1.210 **To:** NORTH OF ST LUCIE BLVD
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, PRELIMINARY ENGINEERING, ENVIRONMENTAL

| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| ROW | SU | 1,646,606 | 1,901,548 | 1,878,190 | 0 | 0 | 5,426,344 |
| CST | SA | 0 | 0 | 3,655,351 | 0 | 0 | 3,655,351 |
| CST | DS | 0 | 0 | 8,096,315 | 0 | 0 | 8,096,315 |
| CST | DIH | 0 | 0 | 125,524 | 129,007 | 0 | 254,531 |
| CST | DDR | 0 | 0 | 15,567,100 | 0 | 0 | 15,567,100 |
| ROW | DDR | 0 | 0 | 2,150,983 | 0 | 0 | 2,150,983 |
| | | **1,646,606** | **1,901,548** | **31,473,463** | **129,007** | | **35,150,624** |

**Prior Year Cost: 9,874,313**
**Future Year Cost: 0**
**Total Project Cost: 117,468,388**
**LRTP: Page 6-5**

**Notes**

## KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
## 2302567 Non-SIS




**Project Description:** ADD LANES & RECONSTRUCT
**Extra Description:** PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF ORANGE AVENUE
**Lead Agency:** MANAGED BY FDOT
**From:** NORTH OF PICOS RD
**Length:** 1.217
**To:** NORTH OF I-95 OVERPASS
**Phase Group:** RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL, RAILROAD & UTILITIES

| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| ROW | DS | 0 | 72,874 | 0 | 0 | 0 | 72,874 |
| ROW | DDR | 0 | 157,583 | 0 | 0 | 0 | 157,583 |
| | | | **230,457** | | | | **230,457** |

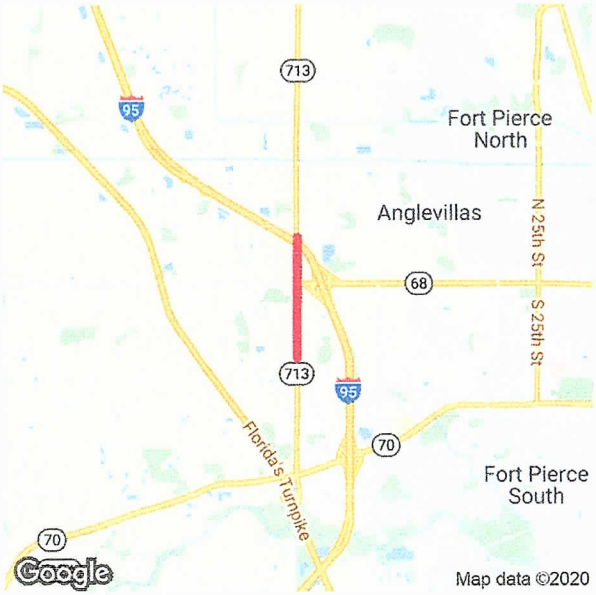
B-12

**Prior Year Cost: 77,444,910**
**Future Year Cost: 0**
**Total Project Cost: 81,485,486**
**LRTP: Page 6-2**

**Notes**

## KINGS HIGHWAY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS

**4380411 Non-SIS**




**Project Description:** LANDSCAPING
**Extra Description:** STANDALONE DEPENDENT PROJECT FOR 230256-7
**Lead Agency:** MANAGED BY FDOT **From:** NORTH OF PICOS RD
**Length:** 1.552 **To:** NORTH OF I-95 OVERPASS
**Phase Group:** PRELIMINARY ENGINEERING, ENVIRONMENTAL, CONSTRUCTION

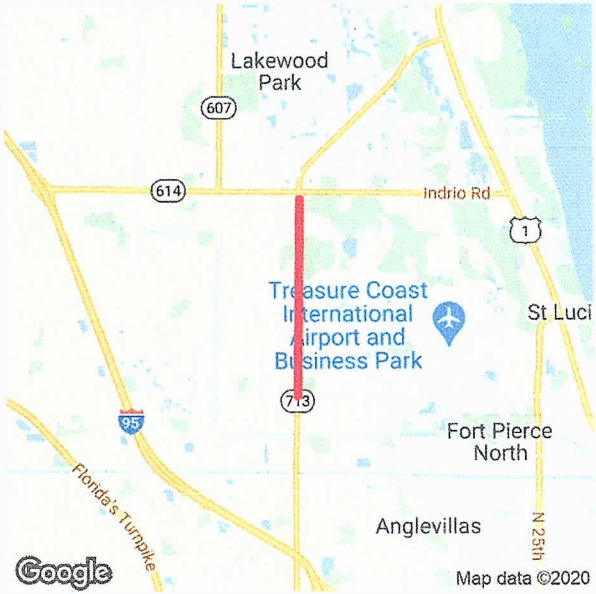
| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| PE | DS | 150,525 | 0 | 0 | 0 | 0 | 150,525 |
| ENV | DS | 5,000 | 0 | 0 | 0 | 0 | 5,000 |
| PE | DIH | 5,000 | 0 | 0 | 0 | 0 | 5,000 |
| CST | DIH | 0 | 0 | 44,730 | 0 | 0 | 44,730 |
| CST | DDR | 0 | 0 | 508,288 | 0 | 0 | 508,288 |
| | | **160,525** | | **553,018** | | | **713,543** |

**Prior Year Cost: 0**
**Future Year Cost: 0**
**Total Project Cost: 713,543**
**LRTP: Page 6-2**

**Notes**

## KINGS HIGHWAY FROM NORTH OF ST LUCIE BLVD TO INDRIO ROAD

**4383793 Non-SIS**




**Project Description:** ADD LANES & RECONSTRUCT
**Extra Description:** 2020 TPO PRIORITY #5 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5 R/W REQUIRED
**Lead Agency:** MANAGED BY FDOT
**From:** ST LUCIE BOULEVARD
**Length:** 2.190
**To:** SOUTH OF INDRIO ROAD
**Phase Group:** RIGHT OF WAY, PRELIMINARY ENGINEERING

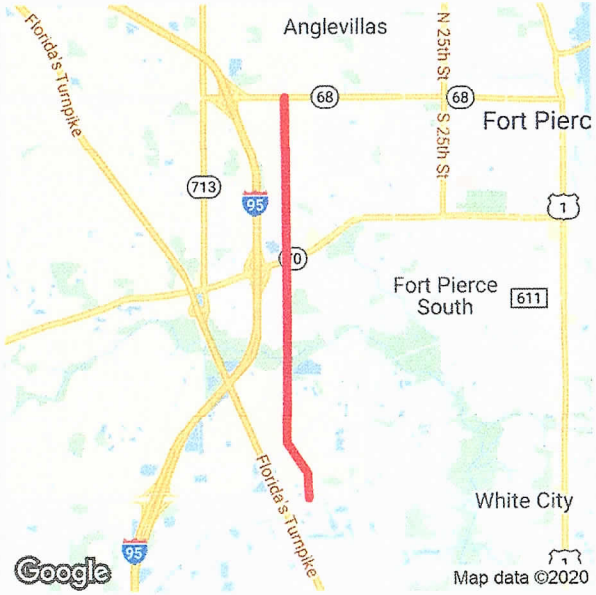
| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| ROW | SA | 0 | 0 | 3,605,309 | 0 | 0 | 3,605,309 |
| ROW | DS | 0 | 0 | 6,939,345 | 0 | 0 | 6,939,345 |
| ROW | DIH | 0 | 0 | 162,000 | 0 | 0 | 162,000 |
| ROW | DDR | 0 | 0 | 353,970 | 0 | 0 | 353,970 |
| | | | | **11,060,624** | | | **11,060,624** |

**Prior Year Cost: 9,874,313**
**Future Year Cost: 0**
**Total Project Cost: 117,468,388**
**LRTP: Page 6-5**

**Notes**

## JENKINS ROAD FROM MIDWAY ROAD TO ORANGE AVENUE

**4463311 Non-SIS**




**Project Description:** PD&E/EMO STUDY
**Extra Description:** 2020 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
**Lead Agency:** MANAGED BY FDOT
**From:** MIDWAY ROAD
**Length:** 2.128
**To:** ORANGE AVENUE
**Phase Group:** P D & E

| Phase | Fund Code | 2021 | 2022 | 2023 | 2024 | 2025 | Total |
|---|---|---|---|---|---|---|---|
| PDE | TRIP | 0 | 0 | 0 | 0 | 375,000 | 375,000 |
| PDE | SU | 0 | 0 | 0 | 0 | 20,000 | 20,000 |
| PDE | LFP | 0 | 0 | 0 | 0 | 375,000 | 375,000 |
| | | | | | | **770,000** | **770,000** |

**Prior Year Cost: 0**
**Future Year Cost: 0**
**Total Project Cost: 770,000**
**LRTP: Page 6-5**

**Notes**

# APPENDIX C

## ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

## FDOT 2020 QUALITY LEVEL OF SERVICE

## OTHER PROJECT DATA

## GROWTH RATE DATA

| AM APPROVED PROJECTS | | 39 Acre Residential Development | | | | | | 9 Kings Center St. Lucie County | | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | | Mariner Cove Ft. Pierce | | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | | 37 Whispering Oaks | | | | | | St. Lucie Commerce Center @25% Complete | | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| GEORGIA AVE | OKEECHOBEE RD to 17TH ST | 667 | 4,700 | 2020 | 750 | 290 | C | 0.784 | 262 | C | 0.708 |
| GEORGIA AVE | 17TH ST to 13TH ST | 508 | 4,733 | 2019 | 600 | 264 | C | 0.880 | 268 | C | 0.893 |
| GEORGIA AVE | 13TH ST to 7TH ST | 506 | 2,169 | 2019 | 600 | 134 | C | 0.447 | 137 | C | 0.457 |
| GEORGIA AVE | 7TH ST to US 1 | 504 | 1,938 | 2019 | 600 | 122 | C | 0.407 | 135 | C | 0.450 |
| GILSON RD | MARTIN C.L. to BECKER RD | 111 | 11,000 | 2019 | 710 | 949 | F | 1.249 | 954 | F | 1.255 |
| GILSON RD | BECKER RD to LAKERIDGE DR | 111 | 11,000 | 2019 | 540 | 949 | F | 1.636 | 954 | F | 1.645 |
| GLADES CUT-OFF RD | RANGE LINE RD to RESERVE BLVD | 668 | 2,833 | 2017 | 1,070 | 200 | B | 0.526 | 252 | B | 0.663 |
| GLADES CUT-OFF RD | RESERVE BLVD to COMMERCE CENTER DR | 119 | 3,585 | 2016 | 1,070 | 332 | B | 0.874 | 332 | B | 0.874 |
| GLADES CUT-OFF RD | CARLTON RD to RANGE LINE RD | 668 | 2,833 | 2017 | 390 | 200 | B | 0.909 | 252 | C | 0.646 |
| GLADES CUT-OFF RD | COMMERCE CENTER DR to MIDWAY RD | 940279 | 2,770 | 2017 | 920 | 210 | C | 0.241 | 192 | C | 0.221 |
| GLADES CUT-OFF RD | MIDWAY RD to JENKINS RD | 115 | 12,500 | 2020 | 790 | 669 | D | 0.847 | 687 | D | 0.870 |
| GLADES CUT-OFF RD | JENKINS RD to SELVITZ RD | 113 | 6,600 | 2020 | 830 | 370 | C | 0.474 | 385 | C | 0.494 |
| GRAHAM RD | KINGS HWY to JENKINS RD | 669 | 3,733 | 2017 | 630 | 255 | C | 0.425 | 243 | C | 0.405 |
| GREEN RIVER PKWY | MARTIN C.L. to CHARLESTON DR | 319 | 4,759 | 2018 | 1,070 | 337 | B | 0.887 | 332 | B | 0.874 |
| GREEN RIVER PKWY | CHARLESTON DR to MELALEUCA BLVD | 319 | 4,759 | 2018 | 1,070 | 337 | B | 0.887 | 332 | B | 0.874 |
| GREEN RIVER PKWY | MELALEUCA BLVD to WALTON RD | 319 | 4,759 | 2018 | 1,070 | 337 | B | 0.887 | 332 | B | 0.874 |
| HARTMAN RD | OKEECHOBEE RD to PETERSON RD | 670 | 5,867 | 2017 | 750 | 388 | D | 0.517 | 357 | C | 0.965 |
| HARTMAN RD | PETERSON RD to DELAWARE AVE | 670 | 5,867 | 2017 | 540 | 388 | D | 0.719 | 357 | D | 0.661 |
| HARTMAN RD | DELAWARE AVE to ORANGE AVE | 670 | 5,867 | 2017 | 790 | 388 | C | 0.995 | 357 | C | 0.915 |
| HEADER CANAL RD | OKEECHOBEE RD to ORANGE AVE | 121 | 560 | 2019 | 670 | 46 | B | 0.209 | 56 | B | 0.255 |
| HILLMOOR DR | US 1 to LENNARD RD | 671 | 5,900 | 2019 | 790 | 306 | C | 0.785 | 389 | C | 0.997 |
| I-95 | GATLIN BLVD to ST LUCIE WEST BLVD | 941901 | 79,065 | 2017 | 4,580 | 4,048 | C | 0.884 | 3,657 | C | 0.798 |
| I-95 | ST LUCIE WEST BLVD to MIDWAY RD | 941904 | 63,486 | 2017 | 4,580 | 3,571 | C | 0.780 | 3,079 | B | 0.916 |
| I-95 | MIDWAY RD to OKEECHOBEE RD | 941902 | 75,846 | 2017 | 4,580 | 4,578 | C | 10 | 3,717 | C | 0.812 |
| I-95 | OKEECHOBEE RD to ORANGE AVE | 941903 | 45,500 | 2009 | 7,320 | 1,822 | B | 0.405 | 1,894 | B | 0.421 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| I-95 | ORANGE AVE to INDRIO RD | 941905 | 43,452 | 2017 | 7,320 | 2,090 | B | 0.464 | 1,924 | B | 0.428 |
| INDIAN RIVER DR | CITRUS AVE to ORANGE AVE | 945029 | 5,228 | 2017 | 750 | 311 | C | 0.841 | 356 | C | 0.962 |
| INDIAN RIVER DR | ORANGE AVE to AVENUE A | 940003 | 5,888 | 2017 | 750 | 344 | C | 0.930 | 335 | C | 0.905 |
| INDIAN RIVER DR | AVENUE D to SEAWAY DR | 940004 | 5,971 | 2017 | 790 | 349 | C | 0.895 | 411 | D | 0.520 |
| INDIAN RIVER DR | AVENUE A to AVENUE D | 940004 | 5,971 | 2017 | 540 | 349 | D | 0.646 | 411 | D | 0.761 |
| INDRIO RD | PRIVATE RD to I-95 W RAMP | 940128 | 951 | 2017 | 1,080 | 69 | B | 0.168 | 75 | B | 0.183 |
| INDRIO RD | I-95 W RAMP to I-95 E RAMP | 940128 | 951 | 2017 | 3,240 | 69 | B | 0.038 | 75 | B | 0.041 |
| INDRIO RD | I-95 E RAMP to KOBLEGARD RD | 940038 | 10,455 | 2017 | 3,240 | 598 | B | 0.330 | 629 | B | 0.348 |
| INDRIO RD | KOBLEGARD RD to JOHNSTON RD | 940038 | 10,455 | 2017 | 700 | 598 | C | 0.906 | 629 | C | 0.953 |
| INDRIO RD | JOHNSTON RD to EMERSON AVE | 940038 | 10,455 | 2017 | 880 | 598 | C | 0.720 | 629 | C | 0.758 |
| INDRIO RD | EMERSON RD to SEMINOLE RD | 940281 | 9,876 | 2017 | 920 | 595 | C | 0.684 | 501 | C | 0.576 |
| INDRIO RD | SEMINOLE RD to KINGS HWY | 940281 | 9,876 | 2017 | 790 | 595 | D | 0.753 | 501 | D | 0.634 |
| INDRIO RD | KINGS HWY to SLASH PINE TRL | 114 | 6,600 | 2020 | 790 | 422 | D | 0.534 | 413 | D | 0.523 |
| INDRIO RD | SLASH PINE TRL to US 1 | 114 | 6,600 | 2020 | 920 | 422 | C | 0.485 | 413 | C | 0.475 |
| INDRIO RD | US 1 to OLD DIXIE HWY | 672 | 917 | 2016 | 750 | 64 | C | 0.173 | 86 | C | 0.232 |
| JENNINGS RD | US 1 to LENNARD RD | 673 | 4,600 | 2016 | 2,100 | 304 | C | 0.151 | 248 | C | 0.123 |
| JENKINS RD | EDWARDS RD to OKEECHOBEE RD | 133 | 10,500 | 2020 | 880 | 549 | C | 0.661 | 553 | C | 0.666 |
| JENKINS RD | OKEECHOBEE RD to GRAHAM RD | 131 | 10,500 | 2020 | 920 | 593 | C | 0.682 | 569 | C | 0.654 |
| JENKINS RD | GRAHAM RD to PETERSON RD | 131 | 10,500 | 2020 | 630 | 593 | C | 0.988 | 569 | C | 0.948 |
| JENKINS RD | PETERSON RD to ORANGE AVE | 131 | 10,500 | 2020 | 920 | 593 | C | 0.682 | 569 | C | 0.654 |
| JOHNSTON RD | ANGLE RD to L20 | 674 | 2,600 | 2016 | 1,070 | 176 | B | 0.463 | 171 | B | 0.450 |
| JOHNSTON RD | L20 to MEADOWOOD DR | 675 | 2,233 | 2017 | 1,070 | 142 | B | 0.374 | 138 | B | 0.363 |
| JOHNSTON RD | MEADOWOOD DR to OLD JOHNSTON RD | 675 | 2,233 | 2017 | 1,070 | 142 | B | 0.374 | 138 | B | 0.363 |
| JOHNSTON RD | OLD JOHNSTON RD to INDRIO RD | 675 | 2,233 | 2017 | 1,070 | 142 | B | 0.374 | 138 | B | 0.363 |
| JOHNSTON RD | INDRIO RD to RUSSOS RD | 135 | 9,600 | 2020 | 1,070 | 544 | C | 0.716 | 545 | C | 0.717 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| JOHNSTON RD | RUSSOS RD to INDIAN RIVER C.L. | 135 | 9,600 | 2020 | 1,070 | 544 | C | 0.716 | 545 | C | 0.717 |
| JUANITA AVE | 53RD ST to 25TH ST | 122 | 2,432 | 2017 | 750 | 157 | C | 0.424 | 143 | C | 0.386 |
| JUANITA AVE | 25TH ST to US 1 | 120 | 3,321 | 2017 | 750 | 185 | C | 0.500 | 182 | C | 0.492 |
| KEEN RD | ANGLE RD to JUANITA AVE | 129 | 2,885 | 2019 | 630 | 174 | C | 0.290 | 203 | C | 0.338 |
| KEEN RD | JUANITA AVE to ST LUCIE BLVD | 129 | 2,885 | 2019 | 630 | 174 | C | 0.290 | 203 | C | 0.338 |
| KINGS HWY | OKEECHOBEE RD to CROSSROADS PKWY | 940757 | 8,234 | 2017 | 830 | 361 | C | 0.435 | 369 | C | 0.445 |
| KINGS HWY | CROSSROADS PKWY to GRAHAM RD | 940757 | 8,234 | 2017 | 660 | 361 | C | 0.547 | 369 | C | 0.559 |
| KINGS HWY | GRAHAM RD to PICOS RD | 940076 | 8,216 | 2017 | 660 | 405 | C | 0.614 | 389 | C | 0.589 |
| KINGS HWY | PICOS RD to ORANGE AVE | 940076 | 8,216 | 2017 | 830 | 405 | C | 0.488 | 389 | C | 0.469 |
| KINGS HWY | ORANGE AVE to ANGLE RD | 940077 | 16,792 | 2017 | 870 | 885 | D | 0.962 | 890 | D | 0.967 |
| KINGS HWY | ANGLE RD to ST LUCIE BLVD | 940751 | 11,394 | 2017 | 830 | 627 | C | 0.755 | 630 | C | 0.759 |
| KINGS HWY | ST LUCIE BLVD to INDRIO RD | 940006 | 13,481 | 2017 | 830 | 836 | D | 0.950 | 786 | C | 0.947 |
| KITTERMAN RD | OLEANDER AVE to US 1 | 124 | 3,402 | 2018 | 750 | 224 | C | 0.605 | 203 | C | 0.549 |
| KITTERMAN RD | US 1 to LENNARD EXT | 678 | 2,250 | 2017 | 750 | 128 | C | 0.346 | 130 | C | 0.351 |
| KIRBY LOOP RD | EDWARDS RD to 35TH ST | 677 | 4,479 | 2016 | 630 | 296 | C | 0.493 | 362 | C | 0.603 |
| LENNARD RD | US 1 to MARIPOSA AVE | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | MARIPOSA AVE to MELALEUCA BLVD | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | MELALEUCA BLVD to JENNINGS RD | 325 | 18,500 | 2019 | 1,630 | 953 | D | 0.585 | 984 | D | 0.604 |
| LENNARD RD | JENNINGS RD to HILLMOOR DR | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | HILLMOOR DR to TIFFANY AVE | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | TIFFANY AVE to WALTON RD | 323 | 5,765 | 2016 | 1,710 | 301 | C | 0.391 | 305 | C | 0.396 |
| LENNARD RD | WALTON RD to S OF SAVANNA CLUB BLVD | 679 | 4,455 | 2016 | 790 | 390 | C | 10 | 381 | C | 0.977 |
| LYNGATE DR | VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD | 306 | 9,400 | 2020 | 920 | 588 | C | 0.676 | 626 | C | 0.720 |
| LYNGATE DR | MORNINGSIDE BLVD to US 1 | 306 | 9,400 | 2020 | 920 | 588 | C | 0.676 | 626 | C | 0.720 |
| MARIPOSA AVE | LENNARD RD to HALLAHAN ST | 166 | 6,400 | 2019 | 880 | 485 | C | 0.584 | 686 | C | 0.827 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

10




Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| OHIO AVE | SUNRISE BLVD to COLONIAL RD | 686 | 4,250 | 2017 | 540 | 252 | C | 0.933 | 246 | C | 0.911 |
| OHIO AVE | COLONIAL RD to US 1 | 686 | 4,250 | 2017 | 750 | 252 | C | 0.681 | 246 | C | 0.665 |
| OKEECHOBEE RD | OKEECHOBEE C.L. to BLUEFIELD RD | 687 | 10,500 | 2020 | 1,010 | 540 | B | 0.535 | 528 | B | 0.523 |
| OKEECHOBEE RD | BLUEFIELD RD to CARLTON RD | 687 | 10,500 | 2020 | 1,270 | 540 | B | 0.425 | 528 | B | 0.416 |
| OKEECHOBEE RD | CARLTON RD to SNEED RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | IDEAL HOLDING RD to HEADER CANAL RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | SNEED RD to IDEAL HOLDING RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | HEADER CANAL RD to MIDWAY RD | 940039 | 6,541 | 2017 | 1,740 | 348 | B | 0.200 | 340 | B | 0.195 |
| OKEECHOBEE RD | MIDWAY RD to SHINN RD | 940039 | 6,541 | 2017 | 1,740 | 348 | B | 0.200 | 340 | B | 0.195 |
| OKEECHOBEE RD | SHINN RD to MCCARTY RD | 940195 | 6,025 | 2017 | 1,810 | 327 | B | 0.181 | 327 | B | 0.181 |
| OKEECHOBEE RD | MCCARTY RD to FLORIDA'S TURNPIKE | 940025 | 7,551 | 2017 | 1,810 | 378 | B | 0.209 | 391 | B | 0.216 |
| OKEECHOBEE RD | FLORIDA'S TURNPIKE to KINGS HWY | 940025 | 7,551 | 2017 | 2,010 | 378 | C | 0.188 | 391 | C | 0.195 |
| OKEECHOBEE RD | KINGS HWY to CROSSROADS PKWY | 940748 | 21,250 | 2017 | 4,170 | 960 | C | 0.230 | 1,013 | C | 0.243 |
| OKEECHOBEE RD | CROSSROADS PKWY to I-95 | 940106 | 24,585 | 2017 | 4,170 | 1,063 | C | 0.255 | 1,086 | C | 0.260 |
| OKEECHOBEE RD | I-95 to JENKINS RD | 940029 | 30,244 | 2017 | 4,240 | 1,976 | C | 0.474 | 1,709 | C | 0.410 |
| OKEECHOBEE RD | JENKINS RD to MCNEIL RD | 940029 | 30,244 | 2017 | 4,040 | 1,976 | C | 0.498 | 1,709 | C | 0.430 |
| OKEECHOBEE RD | MCNEIL RD to VIRGINIA AVE | 940742 | 28,870 | 2017 | 3,170 | 1,580 | C | 0.511 | 1,649 | C | 0.534 |
| OKEECHOBEE RD | VIRGINIA AVE to HARTMAN RD | 688 | 12,500 | 2020 | 2,100 | 687 | C | 0.342 | 727 | C | 0.362 |
| OKEECHOBEE RD | HARTMAN RD to 35TH ST | 688 | 12,500 | 2020 | 1,630 | 687 | C | 0.941 | 727 | C | 0.996 |
| OKEECHOBEE RD | 35TH ST to 33RD ST | 689 | 17,000 | 2020 | 1,630 | 922 | D | 0.566 | 902 | D | 0.553 |
| OKEECHOBEE RD | 33RD ST to 25TH ST | 689 | 17,000 | 2020 | 1,630 | 922 | D | 0.566 | 902 | D | 0.553 |
| OKEECHOBEE RD | 25TH ST to GEORGIA AVE | 690 | 13,500 | 2020 | 1,630 | 777 | D | 0.477 | 738 | D | 0.453 |
| OKEECHOBEE RD | GEORGIA AVE to DELAWARE AVE | 690 | 13,500 | 2020 | 1,710 | 777 | D | 0.454 | 738 | C | 0.958 |
| OLD DIXIE HWY | US 1 to SR A1A NORTH | 691 | 5,150 | 2017 | 790 | 400 | D | 0.506 | 363 | C | 0.931 |
| OLD DIXIE HWY | SR A1A NORTH to ST LUCIE BLVD | 948521 | 1,383 | 2017 | 750 | 65 | C | 0.176 | 65 | C | 0.176 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

12




Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| OLD DIXIE HWY | ST LUCIE BLVD to INDRIO RD | 227 | 2,041 | 2016 | 790 | 150 | C | 0.385 | 116 | C | 0.297 |
| OLD DIXIE HWY | INDRIO RD to INDIAN RIVER C.L. | 948523 | 1,227 | 2017 | 870 | 57 | C | 0.069 | 57 | C | 0.069 |
| OLEANDER AVE | BEACH AVE to KITTERMAN RD | 692 | 2,900 | 2017 | 540 | 175 | C | 0.648 | 193 | C | 0.715 |
| OLEANDER AVE | KITTERMAN RD to MIDWAY RD | 141 | 6,498 | 2017 | 750 | 406 | D | 0.541 | 426 | D | 0.568 |
| OLEANDER AVE | MIDWAY RD to WEATHERBEE RD | 139 | 7,100 | 2020 | 750 | 388 | D | 0.517 | 421 | D | 0.561 |
| OLEANDER AVE | WEATHERBEE RD to BELL AVE | 139 | 7,100 | 2020 | 540 | 388 | D | 0.719 | 421 | D | 0.780 |
| OLEANDER AVE | BELL AVE to FARMER'S MARKET RD | 240 | 12,500 | 2020 | 540 | 671 | F | 1.157 | 647 | F | 1.116 |
| OLEANDER AVE | FARMER'S MARKET RD to EDWARDS RD | 240 | 12,500 | 2020 | 750 | 671 | D | 0.895 | 647 | D | 0.863 |
| OLEANDER AVE | EDWARDS RD to WISTERIA AVE | 505 | 10,000 | 2020 | 750 | 611 | D | 0.815 | 554 | D | 0.739 |
| OLEANDER AVE | WISTERIA AVE to GARDENIA AVE | 505 | 10,000 | 2020 | 540 | 611 | F | 1.053 | 554 | E | 0.955 |
| OLEANDER AVE | GARDENIA AVE to VIRGINIA AVE | 505 | 10,000 | 2020 | 790 | 611 | D | 0.773 | 554 | D | 0.701 |
| OLEANDER AVE | VIRGINIA AVE to SUNRISE BLVD | 503 | 4,561 | 2019 | 600 | 259 | C | 0.863 | 270 | C | 0.900 |
| ORANGE AVE | OKEECHOBEE C.L. to SNEED RD | 144 | 4,780 | 2019 | 390 | 300 | C | 0.769 | 293 | C | 0.751 |
| ORANGE AVE | SNEED RD to HEADER CANAL RD | 144 | 4,780 | 2019 | 390 | 300 | C | 0.769 | 293 | C | 0.751 |
| ORANGE AVE | SHINN RD to CAMPBELL RD | 940144 | 2,722 | 2017 | 380 | 149 | B | 0.355 | 149 | B | 0.355 |
| ORANGE AVE | CAMPBELL RD to KINGS HWY | 940144 | 2,722 | 2017 | 1,070 | 149 | B | 0.355 | 149 | B | 0.355 |
| ORANGE AVE | KINGS HWY to I-95 | 940041 | 18,112 | 2017 | 2,000 | 780 | C | 0.388 | 786 | C | 0.391 |
| ORANGE AVE | I-95 to JENKINS RD | 940035 | 14,009 | 2017 | 2,000 | 962 | C | 0.479 | 905 | C | 0.450 |
| ORANGE AVE | JENKINS RD to HARTMAN RD | 940028 | 14,189 | 2017 | 2,000 | 764 | C | 0.380 | 710 | C | 0.353 |
| ORANGE AVE | HARTMAN RD to ANGLE RD | 940028 | 14,189 | 2017 | 2,000 | 764 | C | 0.380 | 710 | C | 0.353 |
| ORANGE AVE | ANGLE RD to 25TH ST | 940151 | 10,749 | 2013 | 1,710 | 847 | D | 0.495 | 985 | D | 0.576 |
| ORANGE AVE | 25TH ST to 17TH ST | 945040 | 13,196 | 2017 | 1,630 | 690 | C | 0.945 | 757 | D | 0.464 |
| ORANGE AVE | 17TH ST to 13TH ST | 945040 | 13,196 | 2017 | 1,710 | 690 | C | 0.896 | 757 | C | 0.983 |
| ORANGE AVE | 13TH ST to 10TH ST | 945040 | 13,196 | 2017 | 370 | 690 | D | 0.920 | 757 | E | 0.946 |
| ORANGE AVE | 10TH ST to 7TH ST | 940155 | 8,760 | 2017 | 300 | 443 | D | 0.738 | 509 | D | 0.848 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

13




Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

**Traffic Counts and Level of Service Report**
**Fall/Winter 2019/2020**

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| US 1 | AVENUE H to OLD DIXIE HWY | 715 | 33,500 | 2020 | 2,000 | 1,766 | C | 0.925 | 1,742 | C | 0.912 |
| US 1 | OLD DIXIE HWY to AVENUE O | 940123 | 22,051 | 2017 | 2,000 | 1,530 | C | 0.801 | 1,196 | C | 0.626 |
| US 1 | AVENUE O to SR A1A NORTH | 940123 | 22,051 | 2017 | 2,100 | 1,530 | C | 0.761 | 1,196 | C | 0.595 |
| US 1 | SR A1A NORTH to JUANITA AVE | 940010 | 17,583 | 2017 | 2,100 | 1,055 | C | 0.525 | 845 | C | 0.420 |
| US 1 | JUANITA AVE to ST LUCIE BLVD | 940010 | 17,583 | 2017 | 2,100 | 1,055 | C | 0.525 | 845 | C | 0.420 |
| US 1 | ST LUCIE BLVD to 25TH ST | 940009 | 17,126 | 2017 | 2,100 | 1,020 | C | 0.507 | 978 | C | 0.487 |
| US 1 | 25TH ST to INDRIO RD | 940009 | 17,126 | 2017 | 2,100 | 1,020 | C | 0.507 | 978 | C | 0.487 |
| US 1 | INDRIO RD to TURNPIKE FEEDER RD | 940107 | 20,188 | 2017 | 2,100 | 1,099 | C | 0.547 | 1,092 | C | 0.543 |
| US 1 | TURNPIKE FEEDER RD to INDIAN RIVER C.L. | 940107 | 20,188 | 2017 | 2,100 | 1,099 | C | 0.547 | 1,092 | C | 0.543 |
| VETERANS MEMORIAL PKWY | PORT ST LUCIE BLVD to LYNGATE DR | 329 | 14,500 | 2019 | 2,100 | 779 | C | 0.388 | 817 | C | 0.406 |
| VETERANS MEMORIAL PKWY | LYNGATE DR to US 1 | 327 | 14,911 | 2017 | 2,100 | 756 | C | 0.376 | 804 | C | 0.400 |
| VILLAGE GREEN DR | US 1 to WALTON RD | 716 | 9,600 | 2017 | 2,100 | 619 | C | 0.308 | 575 | C | 0.286 |
| VILLAGE GREEN DR | WALTON RD to TIFFANY AVE | 717 | 4,633 | 2017 | 920 | 249 | C | 0.286 | 235 | C | 0.270 |
| VIRGINIA AVE | 35TH ST to 25TH ST | 940032 | 21,557 | 2017 | 3,020 | 1,111 | C | 0.378 | 1,083 | C | 0.368 |
| VIRGINIA AVE | OKEECHOBEE RD to HARTMAN RD | 940030 | 22,011 | 2017 | 3,020 | 1,169 | C | 0.398 | 1,126 | C | 0.383 |
| VIRGINIA AVE | HARTMAN RD to 35TH ST | 940030 | 22,011 | 2017 | 3,020 | 1,169 | C | 0.398 | 1,126 | C | 0.383 |
| VIRGINIA AVE | 25TH ST to 13TH ST | 940033 | 20,913 | 2017 | 3,020 | 1,093 | C | 0.372 | 1,164 | C | 0.396 |
| VIRGINIA AVE | 13TH ST to 11TH ST | 940794 | 22,873 | 2017 | 3,020 | 1,101 | C | 0.374 | 1,101 | C | 0.374 |
| VIRGINIA AVE | 11TH ST to SUNRISE BLVD | 940794 | 22,873 | 2017 | 3,170 | 1,101 | C | 0.356 | 1,101 | C | 0.356 |
| VIRGINIA AVE | SUNRISE BLVD to OLEANDER AVE | 940792 | 19,519 | 2017 | 3,020 | 1,063 | C | 0.362 | 992 | C | 0.337 |
| VIRGINIA AVE | OLEANDER AVE to COLONIAL RD | 940034 | 18,483 | 2017 | 3,170 | 1,043 | C | 0.338 | 1,020 | C | 0.330 |
| VIRGINIA AVE | COLONIAL RD to US 1 | 940034 | 18,483 | 2017 | 3,020 | 1,043 | C | 0.355 | 1,020 | C | 0.347 |
| VILLAGE PKWY | DISCOVERY WAY to TRADITION PKWY | 718 | 14,000 | 2019 | 2,650 | 732 | C | 0.595 | 797 | C | 0.648 |
| VILLAGE PKWY | BECKER RD to DISCOVERY WAY | 718 | 14,000 | 2019 | 1,710 | 732 | C | 0.951 | 797 | D | 0.466 |
| VILLAGE PKWY | TRADITION PKWY to WESTCLIFFE LN | 719 | 23,000 | 2019 | 1,710 | 1,208 | D | 0.706 | 1,265 | D | 0.740 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

## INTERRUPTED FLOW FACILITIES

### STATE SIGNALIZED ARTERIALS

**Class I** (40 mph or higher posted speed limit)

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | * | 830 | 880 | ** |
| 2 | Divided | * | 1,910 | 2,000 | ** |
| 3 | Divided | * | 2,940 | 3,020 | ** |
| 4 | Divided | * | 3,970 | 4,040 | ** |

**Class II** (35 mph or slower posted speed limit)

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | * | 370 | 750 | 800 |
| 2 | Divided | * | 730 | 1,630 | 1,700 |
| 3 | Divided | * | 1,170 | 2,520 | 2,560 |
| 4 | Divided | * | 1,610 | 3,390 | 3,420 |

**Non-State Signalized Roadway Adjustments**

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

**Median & Turn Lane Adjustments**

| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors |
|---|---|---|---|---|
| 1 | Divided | Yes | No | +5% |
| 1 | Undivided | No | No | -20% |
| Multi | Undivided | Yes | No | -5% |
| Multi | Undivided | No | No | -25% |
| – | – | – | Yes | + 5% |

**One-Way Facility Adjustment**

Multiply the corresponding directional volumes in this table by 1.2

### BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

| Paved Shoulder/Bicycle Lane Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-49% | * | 150 | 390 | 1,000 |
| 50-84% | 110 | 340 | 1,000 | >1,000 |
| 85-100% | 470 | 1,000 | >1,000 | ** |

### PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

| Sidewalk Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-49% | * | * | 140 | 480 |
| 50-84% | * | 80 | 440 | 800 |
| 85-100% | 200 | 540 | 880 | >1,000 |

### BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

| Sidewalk Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-84% | > 5 | ≥ 4 | ≥ 3 | ≥ 2 |
| 85-100% | > 4 | ≥ 3 | ≥ 2 | ≥ 1 |

## UNINTERRUPTED FLOW FACILITIES

### FREEWAYS

**Core Urbanized**

| Lanes | B | C | D | E |
|---|---|---|---|---|
| 2 | 2,230 | 3,100 | 3,740 | 4,080 |
| 3 | 3,280 | 4,570 | 5,620 | 6,130 |
| 4 | 4,310 | 6,030 | 7,490 | 8,170 |
| 5 | 5,390 | 7,430 | 9,370 | 10,220 |
| 6 | 6,380 | 8,990 | 11,510 | 12,760 |

**Urbanized**

| Lanes | B | C | D | E |
|---|---|---|---|---|
| 2 | 2,270 | 3,100 | 3,890 | 4,230 |
| 3 | 3,410 | 4,650 | 5,780 | 6,340 |
| 4 | 4,550 | 6,200 | 7,680 | 8,460 |
| 5 | 5,690 | 7,760 | 9,520 | 10,570 |

**Freeway Adjustments**

| Auxiliary Lane | Ramp Metering |
|---|---|
| + 1,000 | + 5% |

### UNINTERRUPTED FLOW HIGHWAYS

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | 580 | 890 | 1,200 | 1,610 |
| 2 | Divided | 1,800 | 2,600 | 3,280 | 3,730 |
| 3 | Divided | 2,700 | 3,900 | 4,920 | 5,600 |

**Uninterrupted Flow Highway Adjustments**

| Lanes | Median | Exclusive left lanes | Adjustment factors |
|---|---|---|---|
| 1 | Divided | Yes | +5% |
| Multi | Undivided | Yes | -5% |
| Multi | Undivided | No | -25% |

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

*Source:*
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

Historical Growth Rate Calculation

| Segment | From | To | 2015 AADT | 2019 AADT | 4 Year Historical Growth Rate |
|---|---|---|---|---|---|
| Okeechobee Blvd | I-95 | McNeil Rd | 28,500 | 33,000 | 3.73% |
| | McNeil Rd | Virginia Ave | 26,500 | 30,500 | 3.58% |
| Jenkins Rd | Okeechobee Blvd | Orange Ave | 9,600 | 9,200 | -1.06% |
| Kings Hwy | Okeechobee Blvd | Graham Rd | 6,300 | 7,600 | 4.80% |
| | Graham Rd | Orange Ave | 8,400 | 7,000 | -4.46% |
| Orange Ave | Kings Hwy | I-95 | 17,300 | 19,800 | 3.43% |
| | I-95 | Jenkins Rd | 13,600 | 15,300 | 2.99% |
| Virginia Ave | Okeechobee Blvd | 35th St | 21,000 | 21,000 | 0.00% |
| | | Total | 131,200 | 143,400 | 2.25% |

*Source FDOT Historical Traffic Counts

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | | | | | |
| ****Proposed** | | | | | N/A |

## II. Public Facilities Information:

| **A. Potable Water:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | Total gallons per day |
| **Change in Demand | Total gallons per day |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | Total gallons per day |
| **Change in Demand | Total gallons per day |

**C. Parks and Recreation (Residential Classifications Only):**
(Du x 2.6 = persons + 44,227 = population /LOS)

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | | | |
| **Urban District** | 5 acres per 1,000 people | | | |
| **Community** | 2.5 acres per 1,000 people | | | |
| **Neighborhood** | 1.36 acres per 1,000 people | | | |

**D. Public Schools (Residential Classifications Only):**
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

| | K-8 | High |
|---|---|---|
| **School Name** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning/FLU Enrollment Demand** | | |
| ****Proposed Zoning/FLU Enrollment Demand** | | |
| ****Change in Demand** | | |

| **E. Solid Waste: Residential (**2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning/FLU** | |
| ****Proposed Zoning/FLU** | |
| ***Change in Demand** | |

**F. Stormwater:**
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

| | |
|---|---|
| **Impact** | |

## III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | | |
| ****Proposed Zoning/FLU** | | |
| ***Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

## IV. Project Description

| **PHASING** |
|---|
| Is this project (phase) part of a larger project? [ ] Yes [ ] No |
| |
| If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date. |
| Total Project: Residential Units: Single Family: Multifamily: |
| Non-residential (square footage): |
| Mixed-use (describe use): |
| (If this is a single phase project, name it Phase I – Total) |

**RESIDENTIAL DATA**

| **Type** | **Phase** | **Number of Units** | **Acres** | **Expected beginning date** | **Expected completion date** |
|---|---|---|---|---|---|
| Single-family, detached | | | | | |
| Single-family, attached | | | | | |
| Multi-family | | | | | |
| Other (specify) | | | | | |

| NON-RESIDENTIAL DATA | | | | | |
|---|---|---|---|---|---|
| **Type(s) specify** | **Phase** | **Square footage** | **Acres** | **Expecting beginning date** | **Expected completion date** |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

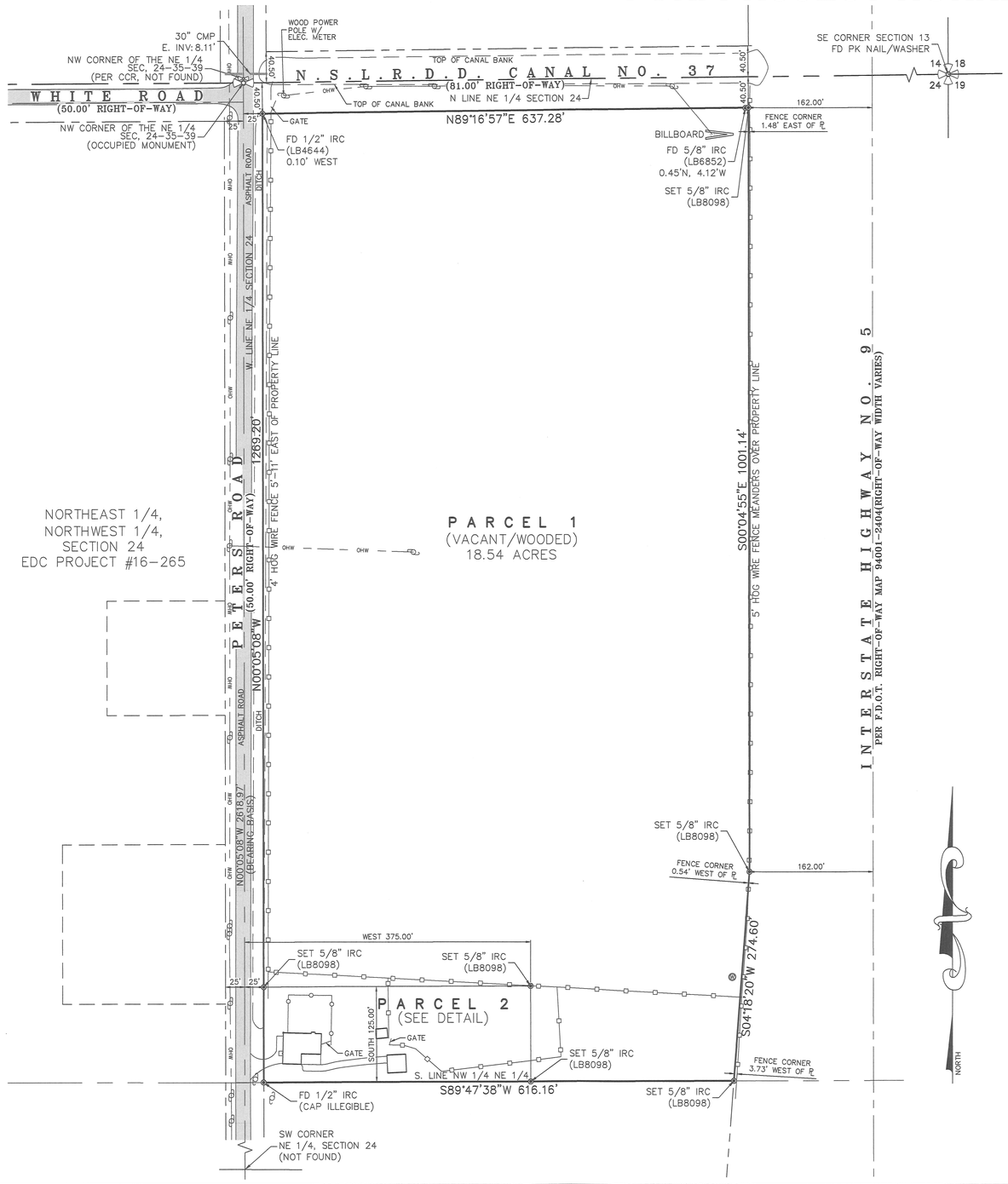
# BOUNDARY SURVEY

## FOR: PROJECT HURRICANE

GRAPHIC SCALE

80 0 40 80 160 240

( IN FEET )
1 inch = 80 ft.







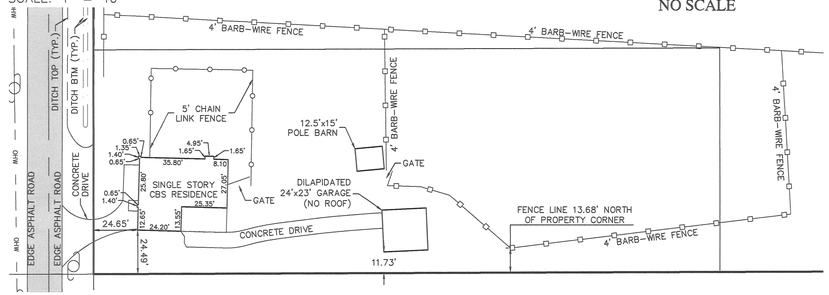
ST. LUCIE COUNTY, FLORIDA

## VICINITY MAP

NO SCALE

### PARCEL 2 DETAIL:

SCALE: 1" = 40'




### SYMBOL & ABBREVIATION LEGEND:

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| (A) | AIR RELEASE VALVE | (D) | DECORATIVE LIGHT POST | (F) | FPL MANHOLE | ☼ | METAL LIGHT POST | P.T. | POINT OF TANGENCY | ⊕ | STREET SIGN |
| AL | ARC LENGTH | (D) | DEED | SQ FT. | SQUARE FEET | MP | METAL PIPE | P.O.T. | POINT OF TERMINUS | TEL RISER | TELEPHONE RISER BOX |
| ASPH | ASPHALT | D.B. | DEED BOOK | GAS | GAS VALVE | MW | MONITORING WELL | PVC | POLYVINYL CHLORIDE | TOE | TOE OF SLOPE |
| BFP | BACK FLOW PREVENTER | ø | DIAMETER (DIA.) | GIS | GEOGRAPHIC INFORMATION SYSTEMS | MON | MONUMENT | PSL | PORT SAINT LUCIE, FLORIDA | TOB | TOP OF BANK/BERM |
| | BENCHMARK (BM) | D | DRAINAGE MANHOLE | GND | GROUND | NGVD29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | PLS | PROFESSIONAL LAND SURVEYOR | T.O.N. | TOP OF NUT |
| | BIKE RACK | DIP | DUCTILE IRON PIPE | | GROUND LIGHT | N/D | NON DESCRIPT NAIL AND DISK | R | RADIUS | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| CATV | CABLE RISER | E | EAST/EASTING | | GUY WIRE ANCHOR | N.R. | NON RADIAL | RGE | RANGE | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| (C) | CALCULATED | EOW | EDGE OF WATER | | HANDICAP | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | RTK | REAL TIME KINEMATIC | TWNSHP | TOWNSHIP |
| | CATCH BASIN | EB | ELECTRIC BOX | HDPE | HIGH DENSITY POLYETHYLENE PIPE | N | NORTH OR NORTHING | RWV | RECLAIMED WATER VALVE | T | TRAFFIC HANDHOLD |
| ℄ | CENTERLINE | EM | ELECTRIC METER | HWF | HOG WIRE FENCE | No. | NUMBER | RLS | REGISTERED LAND SURVEYOR | TSCB | TRAFFIC SIGNAL CONTROL BOX |
| CCR | CERTIFIED CORNER RECORD | ELEC PANEL | ELECTRICAL PANEL | | HYDRANT | O.R.B. | OFFICIAL RECORDS BOOK | RCP | REINFORCED CONCRETE PIPE | TYP | TYPICAL |
| CLF | CHAIN LINK FENCE | EL./ELEV. | ELEVATION | IN | INCH | OHW | OVER HEAD WIRES | R/W | RIGHT-OF-WAY | UNK | UNKNOWN |
| CHD. | CHORD | FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | INV | INVERT | PG | PAGE | R/C | ROD AND CAP | UNKN HH | UNKNOWN HANDHOLD |
| CO | CLEAN OUT | F.O. | FIBER OPTIC | IP | IRON PIPE | PCN | PARCEL CONTROL NUMBER | S | SANITARY MANHOLE | UNKN RISER | UNKNOWN RISER BOX |
| COMM RISER | COMMUNICATION RISER | FOHH | FIBER OPTIC HAND HOLE | IR | IRON ROD | PK NAIL | PARKER-KALON NAIL | SV | SANITARY VALVE | U | UNKNOWN TYPE MANHOLE |
| CONC | CONCRETE | | FIBER OPTIC MARKER | IR/C | IRON ROD AND CAP | PK/D | PARKER-KALON NAIL & DISK | SEC | SECTION | VCP | VITRIFIED CLAY PIPE |
| | CONCRETE LIGHT POST | FIBER RISER | FIBER OPTIC RISER | | IRRIGATION CONTROL VALVE | PCP | PERMANENT CONTROL POINT | | PROPERTY CORNER | WM | WATER METER |
| CM | CONCRETE MONUMENT | (M) | FIELD MEASURED | L | LENGTH | PRM | PERMANENT REFERENCE MONUMENT | | RIGHT-OF-WAY CONTROL | WV | WATER SERVICE METER (WM) |
| CPP | CONCRETE POWER POLE (CPP) | F.F.E. | FINISHED FLOOR ELEVATION | | LIGHT POST | P.B. | PLAT BOOK | | SIGN | WV | WATER VALVE (WV) |
| | CONCRETE POWER POLE W/STREET LIGHT | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | MAG/D | MAG NAIL MAG BRAND NAIL | (P) | PLAT DATA | S | SOUTH | W | WEST |
| | CONCRETE SIGNAL LIGHT POLE | FPL | FLORIDA POWER AND LIGHT | | MAILBOX | P.O.B. | POINT OF BEGINNING | | SPIGOT | WF | WOOD FENCE |
| CMP | CORRUGATED METAL PIPE | FT | FOOT | M.C. | MARTIN COUNTY | P.O.C. | POINT OF COMMENCEMENT | | SPRINKLER VALVE | | WOOD POLE STREET LIGHT |
| | CURB INLET | FM | FORCE MAIN | MHWL | MEAN HIGH WATER LINE | P.C.C. | POINT OF COMPOUND CURVE | S.L.C. | ST. LUCIE COUNTY | | WOOD POWER POLE |
| | | FND | FOUND | MLWL | MEAN LOWER WATER LINE | P.C. | POINT OF CURVATURE | STA | STATION | | |
| | | | | | | | | | STORMWATER DRAINAGE MANHOLE | | |

### SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
11. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
12. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

### LEGAL DESCRIPTION:

**PARCEL 1:**

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

**PARCEL 2:**

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

MICHAEL T. OWEN "PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

STATE OF FLORIDA — MICHAEL T. OWEN — LICENSE NUMBER 5556 — PROFESSIONAL SURVEYOR & MAPPER

SIGNATURE DATE: 10-30-20


ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098


| | |
|---|---|
| DRAWN BY | SPT |
| CHECKED BY | MTO |
| FIELD CREW | JP |
| FILENAME | 20-298 Boundary_rev2.dwg |
| LAYOUT | LAYOUT1 |
| SCALE | AS SHOWN |
| DATE | October 29, 2020 |

| DATE | REVISION COMMENTS |
|---|---|
| 10/07/20 | REVISED PROJECT NAME - SPT |

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA


10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455


20-298

1 OF 1


USE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
Z:\EDC-2020\20-298 - Lazydays RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary_rev2.dwg, 10/30/2020 3:18 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

## Property Identification

Site Address: PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-122-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 14231
Map ID: 23/24N
Zoning: Comm Genra

## Ownership

R V Development Llc

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110



## Legal Description

24 35 39 THAT PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG WLY OF W R/W I-95-LESS W 25 FT AND LESS N 40.5 FT AND LESS 125 FT X 375 FT IN SW COR- (17.70 AC) (OR 1828-2810)

## Current Values

| | |
|---|---|
| Just/Market Value: | $1,062,000 |
| Assessed Value: | $4,868 |
| Exemptions: | $0 |
| Taxable Value: | $4,868 |

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 17.7 |
| Land Size (SF): | 771,012 |

## Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| | |
|---|---|
| Date: | Sep 24, 2003 |
| Book/Page: | 1828 / 2810 |
| Sale Code: | XX02 |
| Deed: | WD |
| Grantor: | Griffin Chester B |
| Price: | $1,750,100 |
| Date: | Jan 1, 1900 |
| Book/Page: | |
| Sale Code: | |
| Deed: | |
| Grantor: | |
| Price: | $0 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: |
| A/C %: 0% | Heated %: N/A% | Sprinkled %: 0% |



Image or Sketch unavailable for display

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $1,062,000 |
| Just/Market: | $1,062,000 |
| Ag Credit: | $1,057,132 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $4,868 |
| Exemption(s): | $0 |
| Taxable: | $4,868 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 17.7 | North St. Lucie Water Management District | $327.45 |

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount

charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2020 | $1,062,000 | $4,868 | $0 | $4,868 |
| 2019 | $1,062,000 | $4,868 | $0 | $4,868 |
| 2018 | $1,062,000 | $4,868 | $0 | $4,868 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

## Property Identification

Site Address: 2398 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-123-0000-000-9
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 14232
Map ID: 23/24N
Zoning: RS-2 - Cou

## Ownership

RV Development LLC

%Bud Wynne
547 Wash Roberts Ln
McMinnville, TN 37110



## Legal Description

24 35 39 S 125 FT OF W 375 FT OFSW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT- (1.00 AC) (OR 1762-3000)

## Current Values

| | |
|---|---|
| Just/Market Value: | $146,600 |
| Assessed Value: | $118,991 |
| Exemptions: | $0 |
| Taxable Value: | $118,991 |

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 1,086 |
| Gross Sketched Area (SF): | 2,222 |
| Land Size (acres): | 1 |
| Land Size (SF): | 43,560 |

## Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| | |
|---|---|
| Date: | Jul 25, 2003 |
| Book/Page: | 1762 / 3000 |
| Sale Code: | XX01 |
| Deed: | WD |
| Grantor: | Cope Kenneth C |
| Price: | $200,000 |
| Date: | Jan 12, 2001 |
| Book/Page: | 1357 / 0457 |
| Sale Code: | XX00 |
| Deed: | WD |
| Grantor: | Yates Betty I |
| Price: | $40,000 |

| | |
|---|---|
| Date: | Oct 11, 2000 |
| Book/Page: | 1338 / 0532 |
| Sale Code: | XX04 |
| Deed: | QC |
| Grantor: | Adams Pamela W |
| Price: | $100 |

| | |
|---|---|
| Date: | Nov 13, 1992 |
| Book/Page: | 0818 / 0903 |
| Sale Code: | XX01 |
| Deed: | PR |
| Grantor: | McQuown George |
| Price: | $0 |

## Building Information (1 of 1)

Finished Area: 1,086 SF

Gross Sketched Area: 2,222 SF

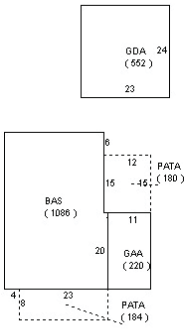
Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Metal | Roof Structure: Gable |
| Building Type: HC- | Year Built: 1940 | Frame: |
| Grade: C- | Effective Year: 1970 | Primary Wall: CB Stucco |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 2 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 1 | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: ELEC | Primary Floors: Carpet |
| A/C %: 100% | Heated %: 100% | Sprinkled %: N/A% |






## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| UTILITY AVG | 1 | 150 | |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $71,600 |
| Land: | $75,000 |

Current Year Exemption Value Breakdown

| | |
|---|---|
| Just/Market: | $146,600 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $27,609 |
| Assessed: | $118,991 |
| Exemption(s): | $0 |
| Taxable: | $118,991 |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2009 | 2009 | 12 | County Solid Waste | $276.14 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 1 | North St. Lucie Water Management District | $25.00 |

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|
| 2020 | $146,600 | $118,991 | $0 | $118,991 |
| 2019 | $151,000 | $108,174 | $0 | $108,174 |
| 2018 | $148,800 | $98,340 | $0 | $98,340 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| C1205-0403 | May 31, 2012 | Chainlink Fence | $0 | $0 |
| C21-110004 | Nov 1, 2001 | Demolition | $0 | $77 |
| C21-110570 | Mar 11, 2002 | Alterations/Remodeling | $39,330 | $520 |

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

Gonano & Harrell
Box 34

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 12,250.70
* Int Tax : $ 0.00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

# WARRANTY DEED

**This Warranty Deed** made this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL**, hereinafter called the grantor, to **R. V. DEVELOPMENT, LLC, a Florida limited liability corporation**, hereinafter called the grantee, whose address is: **2560 SE 12th Street, Pompano Beach, Florida 33062.**

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

**WITNESSETH:** That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in **St. Lucie** County, Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.**

**Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

**In Witness Whereof,** the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

CHESTER B. GRIFFIN

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of ~~October~~ Sept., 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** [✓] who are personally known to me or [ ] who produced their drivers license as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 895632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

**Exhibit "A"**

That portion of theWest 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East,lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

| | | |
|---|---|---|
| * Doc Assump: | $ | 0.00 |
| * Doc Tax : | $ | 1,400.00 |
| * Int Tax : | $ | 0.00 |

THIS INSTRUMENT PREPARED BY AND RETURN TO:
**Douglas E. Gonano, Esq.**
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-123-0000-000/9**

_____ Space Above This Line For Recording Data _____

**THIS WARRANTY DEED,** made the **25th** day of **July, 2003** by **Kenneth C. Cope and Joyce A. Cope, his wife,** herein called the Grantors, to **R.V. Development, L.L.C., a Florida limited liability company,** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

**Begin at the SW corner of the SW1/4 of the NW1/4 of the NE1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to point of beginning, less and excepting therefrom all existing rights of ways for public road and drainage canals. All lying and being in St. Lucie County, Florida.**

**TOGETHER,** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** the same in fee simple forever.

**AND,** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

**IN WITNESS WHEREOF,** the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Stacy Ewing Consalvo
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

Kenneth C. Cope
**Kenneth C. Cope**
2398 Peters Road, Fort Pierce, Florida 34950

Joyce A Cope
**Joyce A. Cope**
2398 Peters Road, Fort Pierce, Florida 34950

**STATE OF FLORIDA**
**COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this 25th day of July, 2003 by Kenneth C. Cope and Joyce A. Cope, his wife, who are personally known to me or have produced FL. Drivers License as identification.

**SEAL**

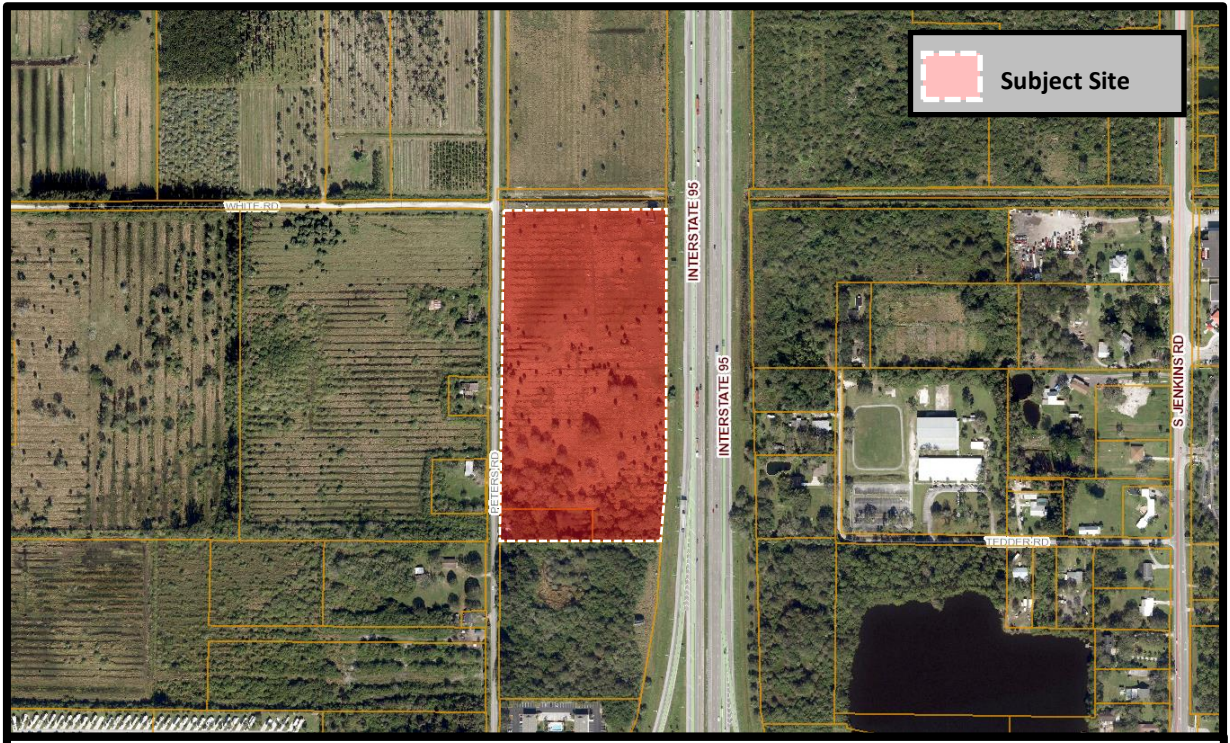
Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # [illegible] EXPIRES
May 28, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2243740 OR BOOK 1762 PAGE 3000
Recorded:07/30/03 09:07

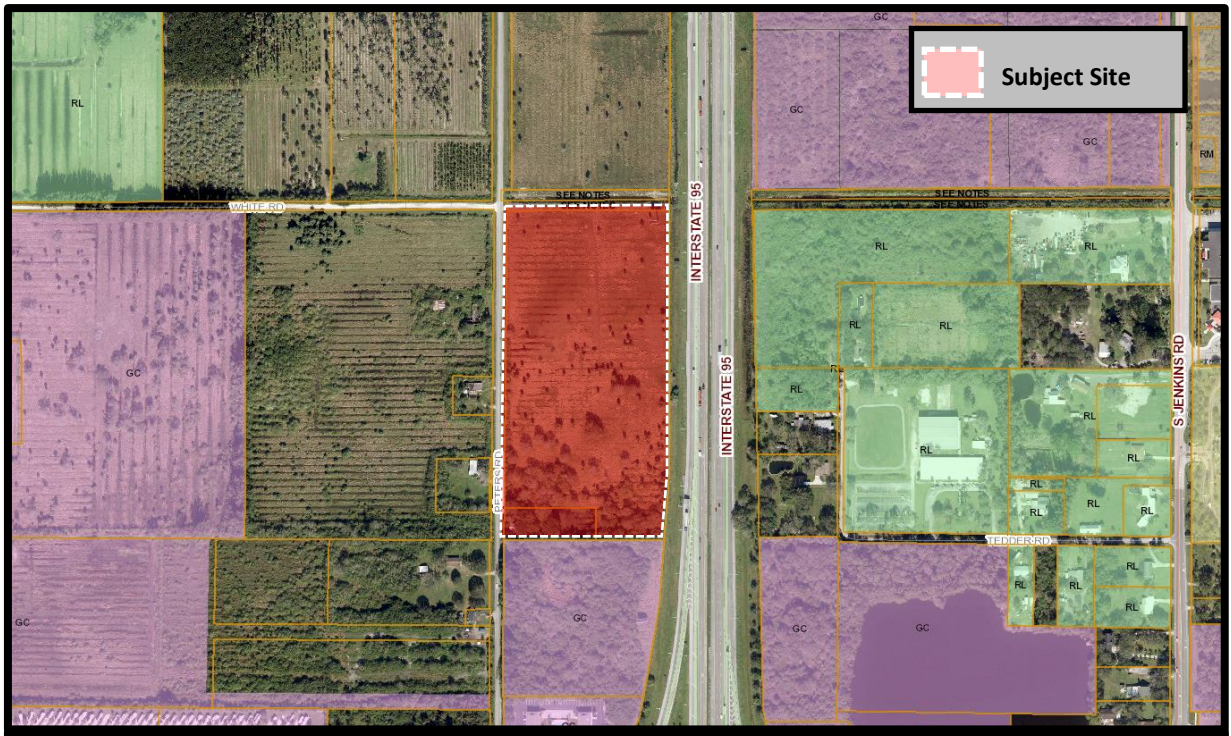
File No: **1600-001**




THE SUNRISE CITY
FORT PIERCE
Florida

**Future Land Use and Zoning Atlas Map Amendment**
**2398 Peters Road**
**Aerial Map**

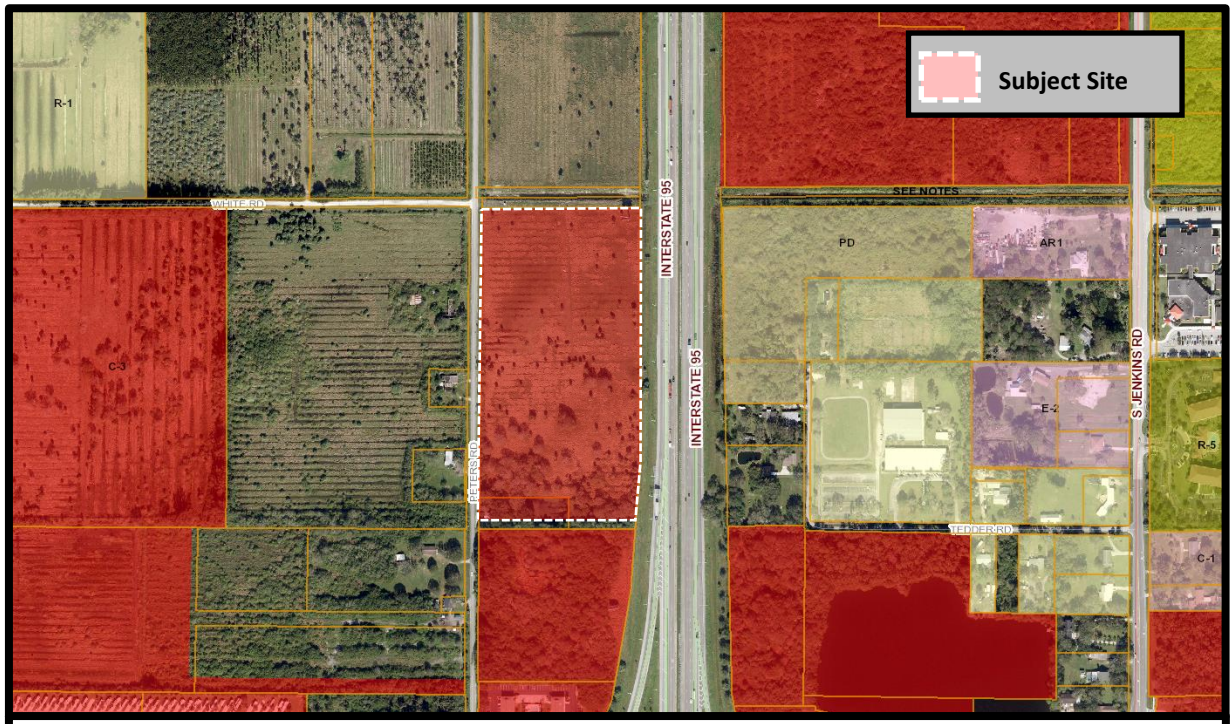
N
W E
S




THE SUNRISE CITY
FORT PIERCE
Florida

**Future Land Use and Zoning Atlas Map Amendment**
**2398 Peters Road**
**Future Land Use Map**

N
W E
S




THE SUNRISE CITY
FORT PIERCE
Florida

**Future Land Use and Zoning Atlas Map Amendment**
**2398 Peters Road**
**Zoning Map**

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 20, 2020

Brad Currie
10250 SW Village Parkway
Port St. Lucie, FL 34987

**Subject:** **Zoning & Future Land Use - 2398 Peters Road**
**Technical Review Project # 20-06000005**

**Fort Pierce Planning:**

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.
2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.
3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

# Technical Review Committee Meeting

## January 21, 2021

TECHNICAL REVIEW PROJECT # 20-06000005

Rezoning and Future Land Use – Project Hurricane – 2398 Peters Road (2 Parcels)

**Comments**

FPUA W/WW Engineering: Approved as noted;
The Water/ Wastewater Engineering Department has reviewed the 2398 Peters Road TRC Rezoning application package for the 2 parcels and there is no objection to the application. FPUA's water and sewer services are available to serve this location, see attached utility map.

FPUA Electric & Gas Engineering: Approved - Presently, there is existing electric service to the site (from Peters Road) at 2398 Peters Road. Electric service is available to the site (from Peters Road) for the propose project. Please provide electric load information and AutoCAD drawing, if additional services needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

Gas service is available to the site (from Peters Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com

Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above. Attached is a copy of the FPUA GIS Map (Electric and Gas).

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

January 20, 2021

**PROJECT:** Project Hurricane – 2398 Peters Road

**REF:** TRC App. #20-06000005

**TO:** Brandon Creagan

**FROM:** David Hays

The following comments are offered based on application package received January 13.

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.
2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.
3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.
4. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

Cc: Alicia Rosenthal

January 25, 2021 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: 2398 Peters Road – Zoning & Future Land Use**
**TRC Response to Comments**
**TRC Project # 20-06000005**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on January 20, 2020 for a project known as Zoning & Future Land Use – 2398 Peters Road. Each comment is identified below followed by a response in ***bold italics***.

## Planning Department

1. It is staffs understanding that there will be subsequent applications filed for project specific Concurrency Review, Design Review, and Development Review soon for this site.

***RESPONSE: Correct. The submittal of development and design review will be forthcoming. Submittal of the concurrency review and fees associated with it were submitted to the City on 01/15/2021.***

2. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.

***RESPONSE: Acknowledged.***

3. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

***RESPONSE: Acknowledged.***

## Public Works / Engineering Department

1. Pre-Application comments were provided in December. The package received did not include any response to those comments.

***RESPONSE: Comments associated with the pre-application meeting will be addressed as part of the development review application submittal.***

2. For rezoning, the County recognizes this application does not specify a project and requests no approval for a site plan be authorized without further reviews and conditions, and defer concurrency until such time a project is reviewed.

***RESPONSE: Acknowledged.***

3. Peters Road is an unimproved roadway. This rezoning indicates the site would be able to permit a site development project capable of allowing in excess of a total of 27,000 trips. Peters road is a County road. This zoning without conditions or limitations, would allow for a project capable of exceeding a two-lane roadway capacity. Existing right-of-way, to north and south connectors, would not support a four-lane roadway.

***RESPONSE: Actual trips will be determined at the time of development review approval. The applicant understands improvements to Peters Road will be required with the development of the subject property.***

4. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

***RESPONSE: Acknowledged.***

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta
Planner

cc: Srinivas Kuchipudi – Project Hurricane

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-01-25_B_Creagan_2398_Peters_FLU_Rezone_Rsp2Cmts_20-298.docx

**Planning Board** **7. b.**

Meeting Date: 03/08/2021

Information

REQUESTED ACTION

Annexation - Machritchie RV Storage - 2192 Copenhaver Road

LOCATION

2192 Copenhaver Road

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

**Form Review**

Form Started By: Brandon Creagan Started On: 03/01/2021 05:50 PM

Final Approval Date: 03/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

| | |
|---|---|
| **TO:** | Members of the City of Fort Pierce Planning Board |
| **THROUGH:** | Jennifer Hofmeister, AICP, LCAM, Planning Director |
| **FROM:** | Brandon C. Creagan, MCRP, LEED Green Associate, Planner |
| **RE:** | **Application for Annexation**<br>**2192 Copenhaver Road** |
| **BOARD DATE:** | March 8, 2021 |

## STAFF REPORT

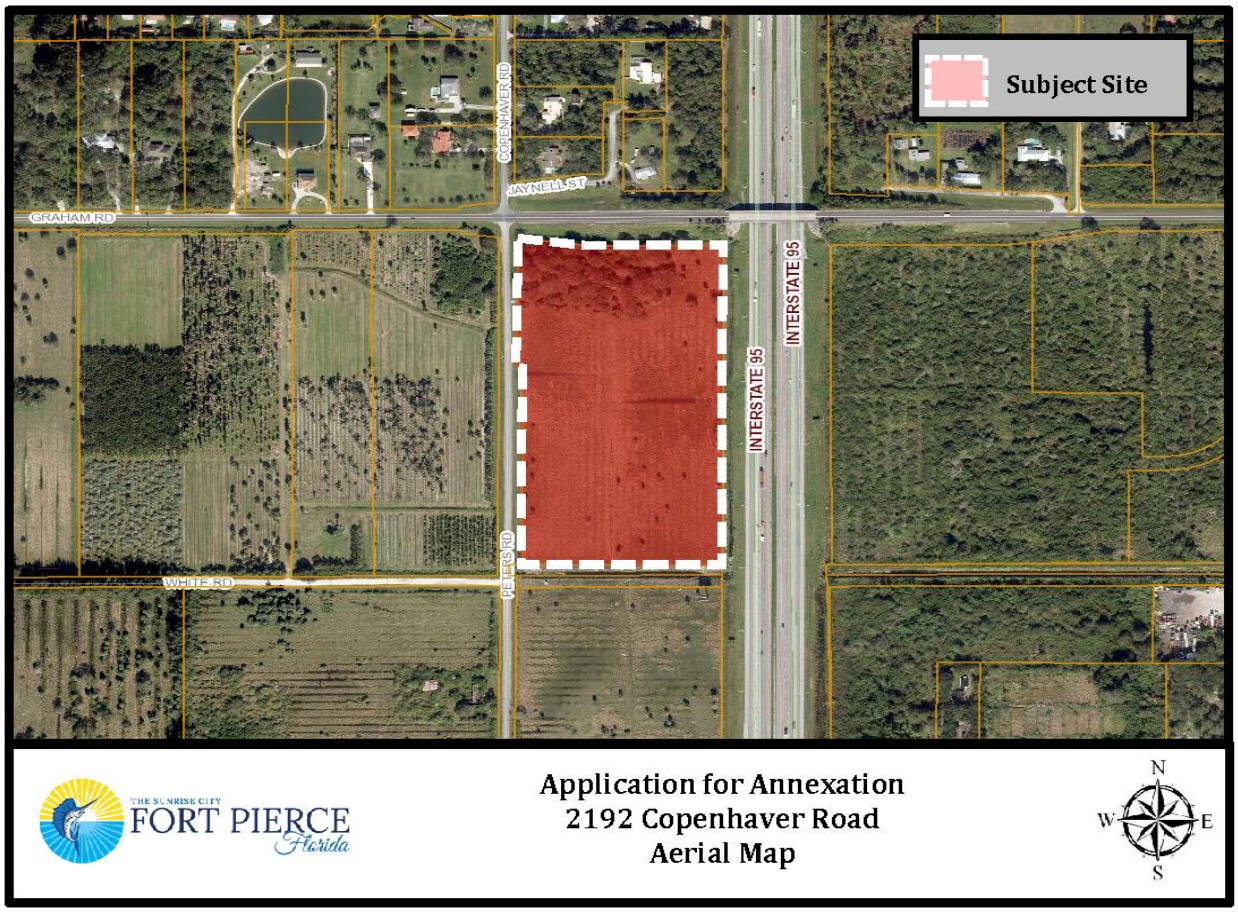
| | |
|---|---|
| **Property Owner/ Applicant** | R.V. Development, LLC<br>547 Wash Roberts Lane<br>McMinnville, TN 37110 |
| **Representative** | Macritchie Storage Ventures, LLC<br>715 5th Avenue, SW, Suite 1700<br>Calgary AB T2P 2X6, Canada |
| **Requested Action:** | Approval of a Voluntary Application for Annexation of a parcel of land |
| **Site Location:** | 2192 Copenhaver Road Fort Pierce, Florida |
| **Parcel ID:** | 2313-432-0000-000-4 |
| **Parcel Size:** | 17.83 acres |
| **Current Future Land Use:** | Residential Urban, 5 du/ac (RU) |
| **Current Zoning:** | Single Family, 2 du/acre (RS-2) |
| **Proposed Future Land Use:** | Low Density Residential (RL) |
| **Proposed Zoning:** | Single Family, two units per acre (E-2) |
| **Utilities:** | FPUA |

| | North | East | South | West |
|---|---|---|---|---|
| **Surrounding FLU:** | RL (FP)<br>RU (SLC) | GC (FP) | GC (FP) | RU (SLC) |
| **Surrounding Zoning:** | E-2 (FP)<br>RS-2 (SLC) | PD (FP) | C-3 (SLC) | AR-1 (SLC) |

**Staff Analysis:**

***Request***

The applicant is requesting a voluntary annexation of a property at 2192 Copenhaver Road in Fort Pierce, Florida. The parcel ID is 2313-432-0000-000-4.




The subject property has a St. Lucie County Future Land Use designation of Residential Urban, 5 du/ac (RU) and a zoning designation of Single Family, 2 du/acre (RS-2). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Low Density Residential (RL) with a zoning classification of Single Family, two (2) units per acre (E-2).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $15,149. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant. The applicant will be submitting applications for a Future Land Use and Zoning change to General Commercial (GC) and General Commercial (C-3) respectively, as well as a Development Review application at the conclusion of the annexation into the City.

***Comprehensive Plan***

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the north and east (across Interstate 95) that are within the City limits. The property to the south is also being brought into the City Limits though the voluntary annexation process. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of RL and E-2, respectively, would be consistent with Policy 1.11.5. The applicant will be submitting applications for a Future Land Use and Zoning change as well as a Development Review application at the completion of the annexation process. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

***Public Notification***

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before March 20, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

***Technical Review Committee***

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

***Staff Recommendation***

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use designation of RL and the Zoning designation of E-2.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

**Application submission shall include the following:**

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 2192 Copenhaver Rd (SE corner of Graham Rd. and Copenhaver Rd.)
2. Legal description of real property for which annexation is being requested:
   SEE ATTACHED DEED

   Property Tax ID: 2313-432-0000-000-4
3. Size of described property: 17.83 acres
4. Project description: RV Storage Facility (see attached for detailed narrative)
5. Current St. Lucie County Future Land Use Designation: RU – Residential Urban
6. Current St. Lucie County Zoning: RS-2 – Single Family, 2 du/ac
7. Is this a Historic property? no
8. Appraised value: Just/Market Value: $308,400 (per St. Lucie County Property Appraiser)
9. Name of Owner(s): R V Development, LLC

   Signature of Owner(s): JAMES A WYNNE III, MANAGING PARTNER
   Mailing Address: 547 Wash Roberts Lane
   City MC Minnville State TN Zip 37110
   Phone 954-214-4553 Fax

**10.** Name of Representative: Macritchie Storage Ventures, LLC, Attention: Ben Lokhorst

Signature of representative: 

Mailing Address: 715 5th Ave., SW, Suite 1700

City) Calgary AB T2P 2X6 State _____ Zip _____

Phone 403-973-4882 Fax _____

E-mail: blokhorst@macritchie.biz

***INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772)467-3729***

---

**OFFICE USE:**

**DATE RECEIVED:**_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

# PROJECT NARRATIVE

Macritchie intends to develop the property into a secure RV storage facility that would be paved and fenced, with keypad access for customers. Parking spaces would have steel canopies overhead to shield RVs from sun and inclement weather; the canopies are typically 14’ clear height and 18-20’ tall at their peak. An office would be located on site with washrooms and adequate customer parking. The facility would offer both dump and wash stations for customers.

Stanaro & Hurrell
Box 34

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 12,250.70
* Int Tax : $ 0.00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

# WARRANTY DEED

**This Warranty Deed** made this 24th day of ~~October~~ Sept, 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL**, hereinafter called the grantor, to **R. V. DEVELOPMENT, LLC, a Florida limited liability corporation**, hereinafter called the grantee, whose address is: **2560 SE 12th Street, Pompano Beach, Florida 33062.**

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

**WITNESSETH:** That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.**

**Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

**In Witness Whereof,** the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Marcia L Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

CHESTER B. GRIFFIN

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of ~~October~~ Sept, 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** [✓] who are personally known to me or [ ] who produced their drivers license as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 905632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

**Exhibit "A"**

That portion of theWest 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East,lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

# ALTA/NSPS LAND TITLE SURVEY

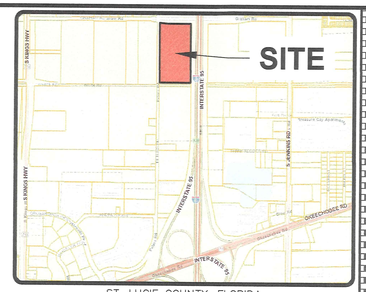
## FOR: R.V. DEVELOPMENT, LLC

### SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 5, 2021.
3. SITE ADDRESS: 2192 COPENHAVER ROAD, FORT PIERCE, FLORIDA.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. ALL MATTERS OF RECORD SHOWN HEREON ARE SHOWN IN REFERENCE TO TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2140–2672737, DATED DECEMBER 4, 2020.
5. PARCELS CONTAIN A TOTAL OF 17.45 ACRES ACRES, MORE OR LESS.
6. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17–6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NGS CONTROL MONUMENT DESIGNATED 195 F 14, HAVING A PUBLISHED ELEVATION OF 46.99 FEET.
8. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM–EAST ZONE, NAD 83 (1990).
9. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
10. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
11. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. AT THE LOCATION SHOWN AS THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SECTION HAS EVIDENCE OF PREVIOUS CONTROL/OCCUPATION. A #5 IRON ROD HAS BEEN RESET IN IT'S PLACE.

### SYMBOL & ABBREVIATION LEGEND:

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Ⓐ | AIR RELEASE VALVE | | CONCRETE SIGNAL LIGHT POLE | FIBER RISER | FIBER OPTIC RISER | IP | IRON PIPE | No. | NUMBER | RWV | RECLAIMED WATER VALVE | TOB | TOP OF BANK/BERM |
| AL | ARC LENGTH | CMP | CORRUGATED METAL PIPE | (M) | FIELD MEASURED | IR | IRON ROD | O.R.B. | OFFICIAL RECORDS BOOK | RLS | REGISTERED LAND SURVEYOR | T.O.N. | TOP OF NUT |
| ASPH | ASPHALT | | CURB INLET | F.F.E. | FINISHED FLOOR ELEVATION | IR/C | IRON ROD AND CAP | OHW | OVER HEAD WIRES | | REINFORCED CONCRETE PIPE | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| BFP | BACK FLOW PREVENTER | | DECORATIVE LIGHT POST | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | | IRRIGATION CONTROL VALVE | PG | PAGE | RCP | RIGHT–OF–WAY | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| | BENCHMARK (BM) | (D) | DEED | FPL | FLORIDA POWER AND LIGHT | L | LENGTH | PCN | PARCEL CONTROL NUMBER | R/W | ROD AND CAP | TWNSHP | TOWNSHIP |
| | BIKE RACK | D.B. | DEED BOOK | FT | FOOT | | LIGHT POST | PK NAIL | PARKER–KALON NAIL | R/C | SANITARY MANHOLE | T | TRAFFIC HANDHOLD |
| CATV | CABLE RISER | ø | DIAMETER (DIA.) | FM | FORCE MAIN | MAG/D | MAG NAIL MAG BRAND NAIL | PK/D | PARKER–KALON NAIL & DISK | S | SANITARY VALVE | TSCB | TRAFFIC SIGNAL CONTROL BOX |
| (C) | CALCULATED | D | DRAINAGE MANHOLE | FND | FOUND | M | MAILBOX | PCP | PERMANENT CONTROL POINT | SV | SECTION | TYP | TYPICAL |
| | CATCH BASIN | DIP | DUCTILE IRON PIPE | F | FPL MANHOLE | M.C. | MARTIN COUNTY | PRM | PERMANENT REFERENCE MONUMENT | SEC | PROPERTY CORNER | UNK | UNKNOWN |
| ℄ | CENTERLINE | E | EAST/EASTING | SQ. FT. | SQUARE FEET | MHWL | MEAN HIGH WATER LINE | P.B. | PLAT BOOK | | RIGHT–OF–WAY CONTROL | RISER | UNKNOWN HANDHOLD |
| CCR | CERTIFIED CORNER RECORD | EOW | EDGE OF WATER | GAS | GAS VALVE | MLWL | MEAN LOWER WATER LINE | PLAT | PLAT DATA | | SIGN | BOX | UNKNOWN RISER BOX |
| CLF | CHAIN LINK FENCE | EB | ELECTRIC BOX | GIS | GEOGRAPHIC INFORMATION SYSTEMS | | METAL LIGHT POST | P.O.B. | POINT OF BEGINNING | S | SOUTH | U | UNKNOWN TYPE MANHOLE |
| CHD. | CHORD | EHH | ELECTRIC HAND HOLE (EHH) | GND | GROUND | MP | METAL PIPE | P.O.C. | POINT OF COMMENCEMENT | | SPIGOT | VCP | VITRIFIED CLAY PIPE |
| CO | CLEAN OUT | EM | ELECTRIC METER | | GROUND LIGHT | MON | MONITORING WELL | P.C.C. | POINT OF COMPOUND CURVE | | SPRINKLER VALVE | WM | WATER METER |
| COMM RISER | COMMUNICATION RISER | ELEC PANEL | ELECTRICAL PANEL | | GUY WIRE ANCHOR | NGVD29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | P.C. | POINT OF CURVATURE | S.L.C. | ST. LUCIE COUNTY | W | WATER METER SERVICE METER (WM) |
| CONC | CONCRETE | EL./ELEV. | ELEVATION | | HANDICAP | | | P.T. | POINT OF TANGENCY | STA | STATION | WV | WATER VALVE (WV) |
| | CONCRETE LIGHT POST | FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | HDPE | HIGH DENSITY POLYETHYLENE PIPE | N/D | NON DESCRIPT NAIL AND DISK | P.O.T. | POINT OF TERMINUS | | STORMWATER DRAINAGE MANHOLE | | |
| CM | CONCRETE MONUMENT | F.O. | FIBER OPTIC | HWF | HOG WIRE FENCE | N.R. | NON RADIAL | PVC | POLYVINYL CHLORIDE | | STREET SIGN | W | WEST |
| CPP | CONCRETE POWER POLE (CPP) | FOHH | FIBER OPTIC HAND HOLE | | HYDRANT | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | PSL | PORT SAINT LUCIE, FLORIDA | | | WF | WOOD FENCE |
| | CONCRETE POWER POLE W/STREET LIGHT | | FIBER OPTIC MARKER | IN | INCH | N | NORTH OR NORTHING | PLS | PROFESSIONAL LAND SURVEYOR | R | RADIUS | | WOOD POLE STREET LIGHT |
| | | | | INV | INVERT | | | R | RADIUS | RGE | RANGE | | WOOD POWER POLE |
| | | | | | | | | RTK | REAL TIME KINEMATIC | TELE RISER | TELEPHONE RISER BOX | | |
| | | | | | | | | | | TOE | TOE OF SLOPE | | |




ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

| Zoning District | | Maximum Gross Density (Du/Ac) | Minimum Lot Size (sf) | Minimum Lot Width | Minimum Road Frontage | Minimum Yard | | | | Max. Hht. | Max. Lot Coverage by Buildings |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Front | Rear | Side | Side @ corner | | |
| RS–2 | RESIDENTIAL, SINGLE–FAMILY – 2 | 2.00 | 15,000 | 100.00 | 30.00 | 25(I) | 15(g)(I) | 10(I) | 20(I) | 35.00 | 20% |

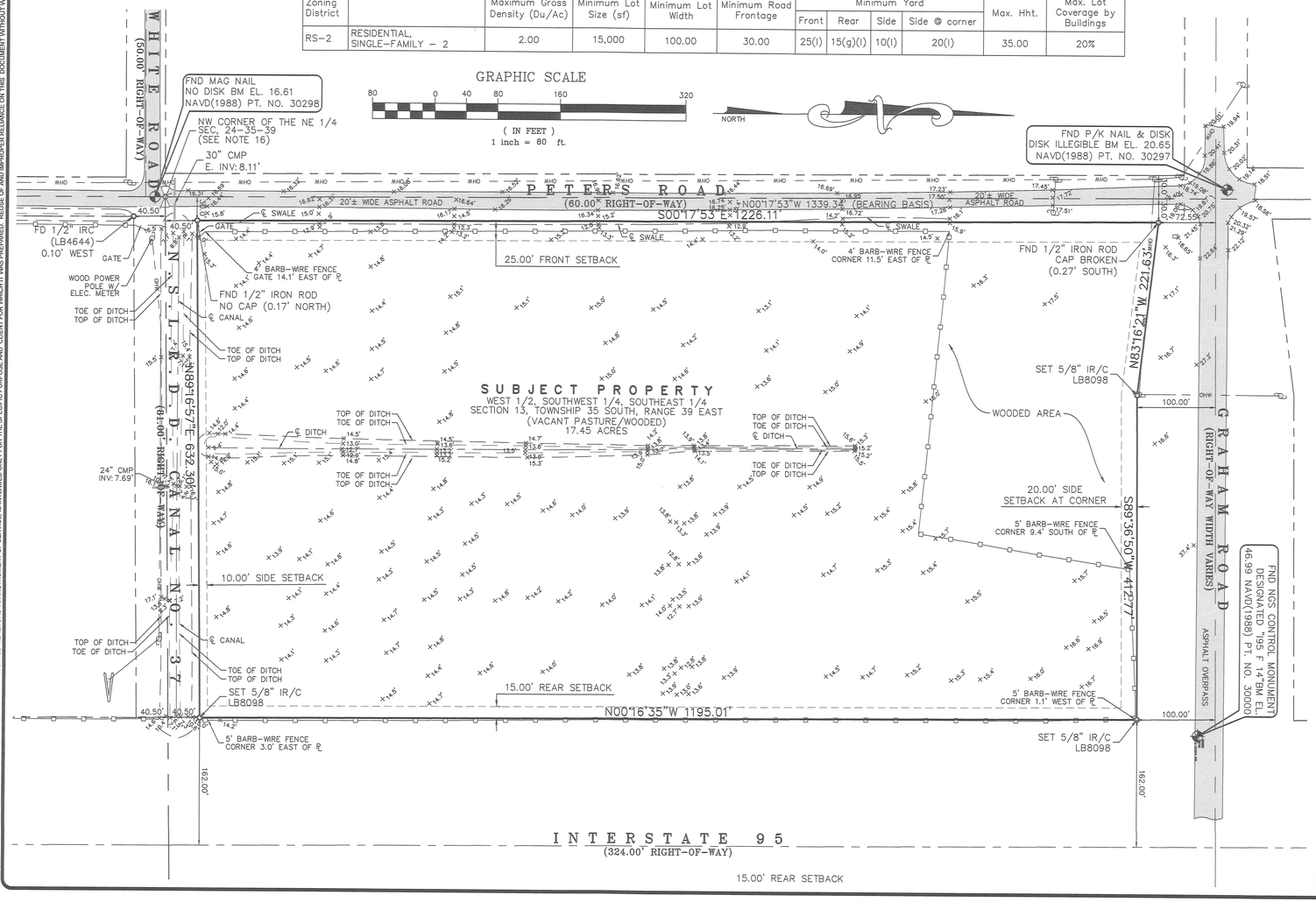
GRAPHIC SCALE

80 0 40 80 160 320

( IN FEET )

1 inch = 80 ft.

NORTH




### LEGAL DESCRIPTION:

THAT PORTION OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I–95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS OF WAY FOR I–95; GRAHAM ROAD; COPENHAVER ROAD AND LESS CANAL RIGHTS OF WAY FOR NSLRDD CANAL NO. 37 ON SOUTH LINE.

CONTAINING 17.45 ACRES ACRES, MORE OR LESS.

### SCHEDULE B–II ITEMS

***TITLE COMMITMENT PREPARED BY***
***FIRST AMERICAN TITLE INSURANCE COMPANY***
***COMMITMENT # 2140–2672737***
***COMMITMENT DATE: DECEMBER 4, 2020, AT 8:00 AM***

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   SHOWN HEREON.
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
9. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 452, PAGE 1600 AND IN BOOK 680, PAGE 1696.
   EASEMENTS DO NOT AFFECT SUBJECT PROPERTY.
10. NOTICE OF CONSENT ORDER RECORDED IN BOOK 3738, PAGE 2484.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
11. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
12. ANY MAP OR DIAGRAM NOW OR PREVIOUSLY PROVIDED IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THE COMPANY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON SUCH MAP(S) OR DIAGRAM(S). THE FOREGOING DOES NOT LIMIT ANY EXPRESS COVERAGES PROVIDED BY THE TERMS AND PROVISIONS OF ANY TITLE INSURANCE POLICY FOR MATTERS WHICH MIGHT BE REVEALED BY A SURVEY PREPARED AND CERTIFIED IN ACCORD WITH FLORIDA STATUTES SECTION 472.027.
    NOT A SURVEY MATTER.

### ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, 13, 14, 15, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2021.

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE: 8-27-21


ENGINEERS ⊘ SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098


| DATE | REVISION COMMENTS |
|---|---|
| | |

SPT DRAWN BY
MTO CHECKED BY
RH FIELD CREW
20-426 ALTA.dwg FILENAME
LAYOUT1 LAYOUT
AS SHOWN SCALE
December 23, 2020 DATE

ALTA/NSPS LAND TITLE SURVEY

FOR: R.V. DEVELOPMENT

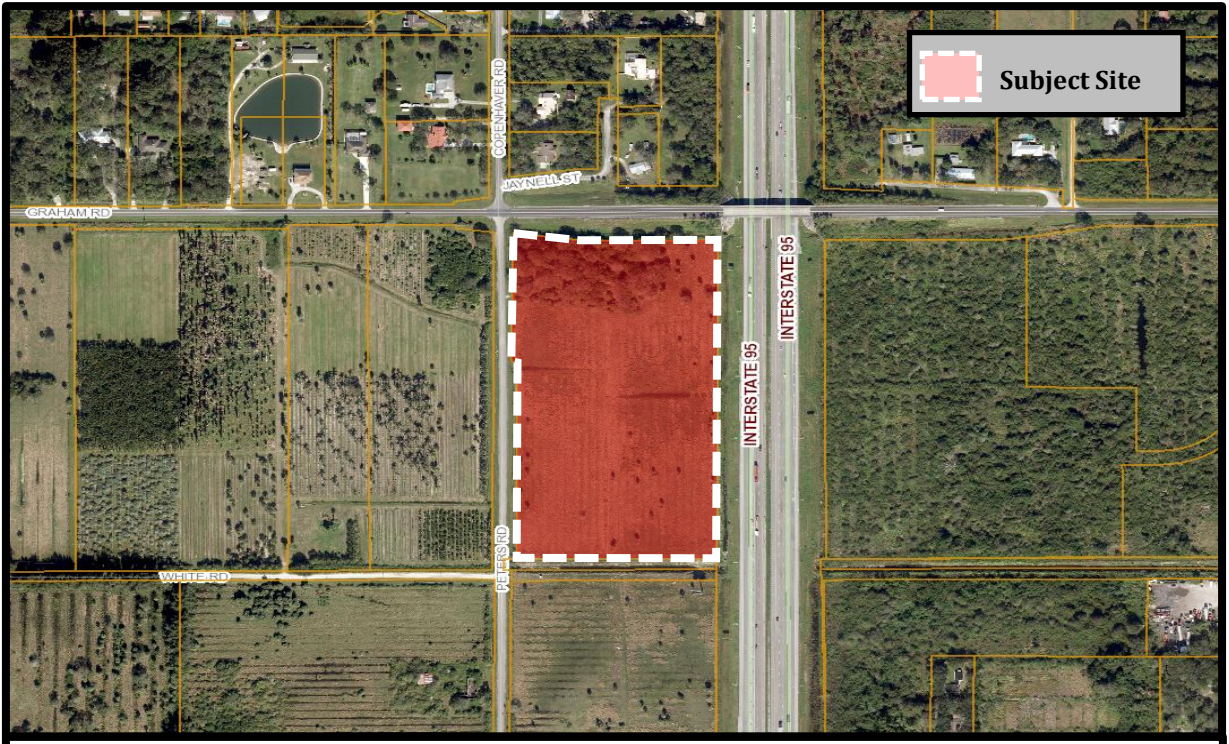
THE W. 1/2 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SEC. 13, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA


10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455


20-426

1 OF 1

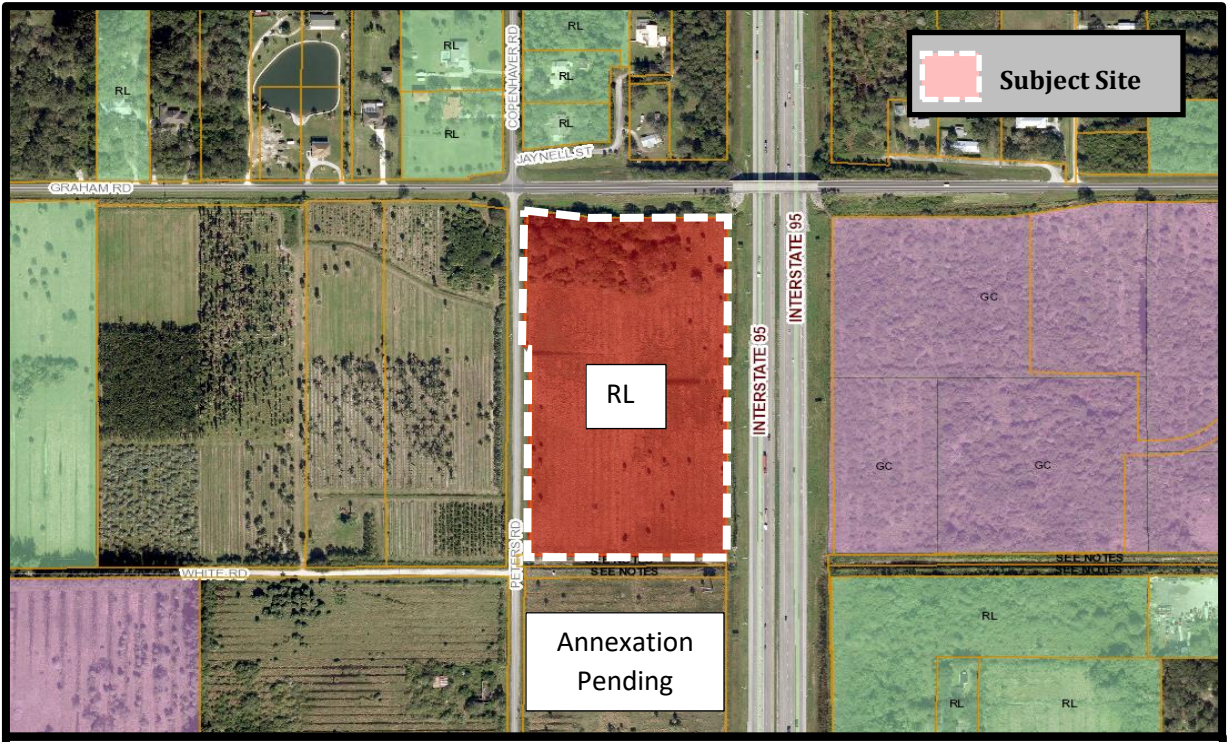

Z:\EDC\2020\20-426 - MacRitchie - 2192 Copenhaver Rd FT&S\RVDWG\Dwg - PDP\Survey\20-426 ALTA.dwg, 1/8/2021 9:25 AM
COPYRIGHT © 2021 ENGINEERING, DESIGN AND CONSTRUCTION, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN UNPUBLISHED WORK AND CONTAINS INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPROVED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. ANY REUSE OF THESE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.




THE SUNRISE CITY
FORT PIERCE
Florida

**Application for Annexation**
**2192 Copenhaver Road**
**Aerial Map**

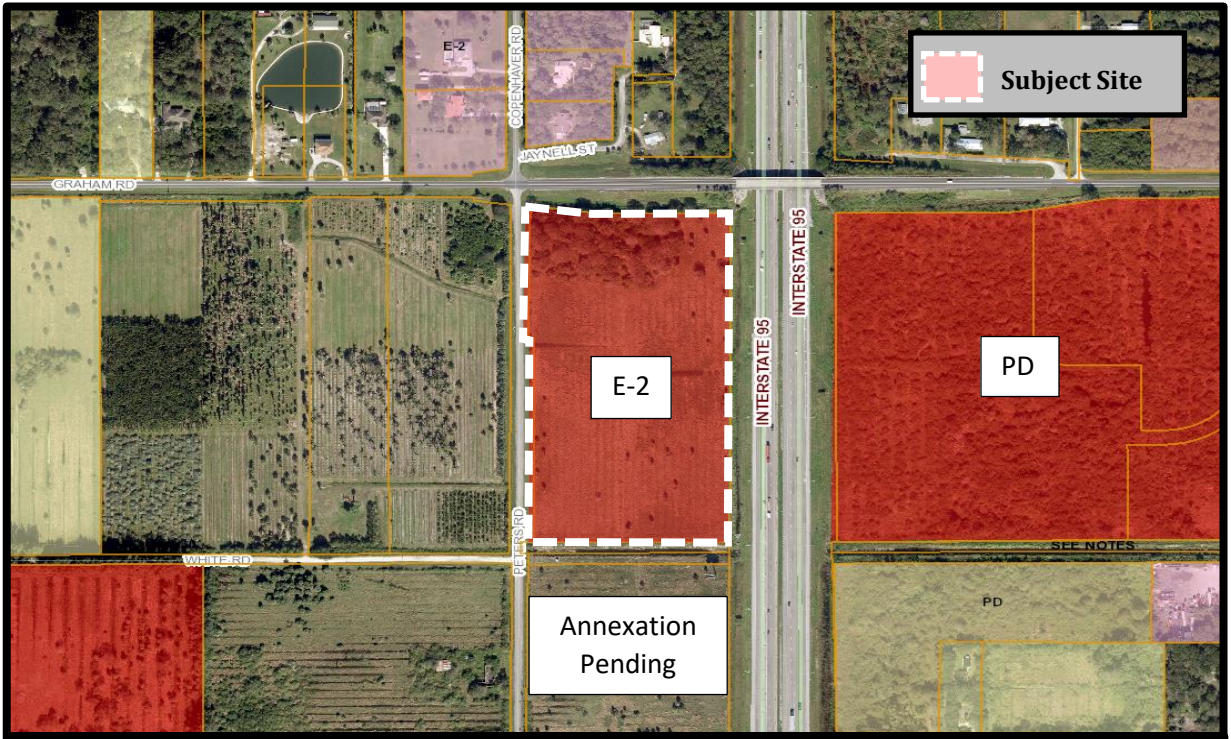
N
W E
S




THE SUNRISE CITY FORT PIERCE Florida

**Application for Annexation**
**2192 Copenhaver Road**
**Future Land Use Map**

N W E S




THE SUNRISE CITY FORT PIERCE Florida

**Application for Annexation**
**2192 Copenhaver Road**
**Zoning Map**

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

February 17, 2021

Ben Lokhorst
715 5th Ave, SW, Suite 1700
Calgary AB T2P 2X6

**Subject:** **Annexation – 2192 Copenhaver Road**
**Technical Review Project # 21-02000001**

**Fort Pierce Planning:**

1. The St. Lucie County Future Land Use is Residential Urban, 5 Dwelling Units/Acre (RU) and the Zoning is Single Family, 2 du/acre (RS-2). As such once annexed into the City it will be given our Future Land Use of Low Density Residential (RL) & Zoning of Residential Single Family, two units per acre (E-2).
2. It is staffs understanding that there will be subsequent applications filed for a Future Land Use Map Amendment, Zoning Atlas Map Amendment, Concurrency Review, Design Review, and Development Review soon for this site. The proposed use would be RV storage facility.
3. Provide the Legal Description in word form so that it can be added to the Annexation Ordinance.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner

THE SUNRISE CITY
# FORT PIERCE
*Florida*
ENGINEERING DEPARTMENT

**TO : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

JRA RECEIVED
FEB 16 2021
CITY OF FORT PIERCE
PLANNING & ZONING

**RE : Annexation – 2192 Copenhaver Road**
**TRC No. 21-02000001**

**DATE : February 11, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on February 4, 2021:

- [x] Annexation Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Annexation
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/jra

\\2500FS01\City Hall Share 01\Engineering\ENGINEERING\Site Development Projects\A\Annexations\2192 Copenhaver\Submittal No. 1 - 020521\Annexation Approval - 021121.docx

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

# Technical Review Committee Meeting

## February 18, 2021

TECHNICAL REVIEW PROJECT # 21-02000001

Annexation – 2192 Copenhaver Road

**Comments**

FPUA W/WW Engineering: Approved as noted - Water and sewer services are available to serve this property. See attached Utility map. FPUA will require a 15 feet utility easement at the southern end of the property for a future 12" water main. For more information, please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: Approved. Currently, existing electric service to the site (From Peters / Copenhaver Road). Please provide electric load information for the proposed new services and AutoCAD drawing. Customer will be responsible for all transformer pads (if needed), conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

If the developer should have any questions, please have them contact the individual listed above.

# Technical Review Committee meeting

## February 18th, 2021

Case # 21-02000001

Planner: Brandon Creagan

Annexation

2192 Copenhaver Rd., Ft. Pierce

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

**Planning Board** **7. c.**

Meeting Date: 03/08/2021

Information

REQUESTED ACTION

Conditional Use - Dwelling Rental -1801 Plover Avenue

LOCATION

1801 Plover Avenue
PID# 2412-501-0042-000-5

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

The proposed use presents the provision for short-term lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends APPROVAL, subject to the following five (5) Conditions of Approval:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than no two (2) vehicles per unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
FLU Map
Zoning Map
TRC Comments

## Form Review

Form Started By: Rebeca Guerra Started On: 03/01/2021 06:45 PM
Final Approval Date: 03/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

| | |
|---|---|
| **TO:** | Planning Board |
| **FROM**: | Rebeca A. Guerra, AICP, LEED-AP, Assistant Planning Director |
| **RE:** | **Conditional Use Approval with No New Construction– Baker Dwelling Rental – 1801 Plover Avenue** |
| **MEETING DATE:** | March 8, 2021 |

## STAFF REPORT

**Owner:** J&J PSL Investments, LLC
869 McComb Avenue
Port St. Lucie, FL 34953

**Applicant:** Michelle Longarzo
715 South Ocean Drive, Unit D
Hutchinson Island, FL 34949

**Applicant's Request:** Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is less than 30 days.

**Location(s):** 1801 Plover Avenue

**Parcel ID:** 2401-501-0042-000-5

**Future Land Use:** Low Density Residential (RL)

**Current Zoning:** Single-Family Intermediate Density Zone (R-2)

**Surrounding FLU:**

| North | East | South | West |
|---|---|---|---|
| RL | RL | RL | RL |

**Surrounding Zoning:**

| North | East | South | West |
|---|---|---|---|
| R-2 | R-2 | R-2 | R-2 |

**Utilities:** FPUA

**Staff Analysis:**

***Request***

In accordance with Sections 125-187 and 125-236 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental located at 1801 Plover Avenue. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days.

The subject building is a single-family residence. According to the St. Lucie County Property Appraiser, the finished floor area is 1,673 square feet and the gross sketched area is 2,777 square feet. The residence is a three (3) bedroom and two (2) bath home.






The subject site is surrounded by single family residences to the north, south, east, and west. The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate density zone (R-2). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-2 zoning district.

***Dwelling Rentals***

Pursuant to City Code Section 125-3. – Definitions - Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling Rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days.

Table 1 presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

**Table 1 – Dwelling and Vacation Rental Definitions**

| | **Dwelling Rental** | **Vacation Rental** |
|---|---|---|
| ***Length of Stay*** | Less than six (6) months | 30 days or less |
| ***Lodging Type(s)*** | Non-Transient (more than 30 days) | Transient Lodging |
| ***State License Requirement*** | If rented 30 days or less (Vacation Rental) | Division of Hotels and Restaurants – Vacation Rental |
| ***Public lodging establishment (ADA & Misc. Regulations)*** | If rented 30 days or less (Vacation Rental) | Public lodging establishment |

***Future Land Use and Zoning***

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre.

The R-2 zoning district is compatible with the RL Future Land Use designation. This district is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

***Parking***

Pursuant to City Code Section 125- (d)b, motels, hotels, and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger.

***Conditional Use***

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

***Technical Review Committee***
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

***Staff Recommendation***
The proposed use presents the provision for short-term lodging accommodations to the public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, staff recommends **APPROVAL,** subject to the following five (5) Conditions of Approval:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

4. There shall be a limitation of no more than two (2) vehicles per unit.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

THE SUNRISE CITY
# FORT PIERCE
PLANNING DEPARTMENT *Florida*

## Conditional Use – No New Construction

Property address or Location 1801 Plover Ave Hutchinson Island FL 34949

Parcel ID #(s) 2412-501-0042-000-5

Project description 2 Day Short Term Rental

| | |
|---|---|
| J & J PSL INVESTMENTS LLC. | Michelle Longarzo / Slice of Paradise LLC |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| Sw McComb Ave | 715 South Ocean Drive United D |
| Street Address | Street Address |
| Port Saint Lucie FL 34853 | Hutchinson Island FL 34949 |
| City State Zip | City State Zip |
| 786 469 9846 | 772 708 4557 |
| Phone Number | Phone Number |
| Jonathan.joseph7@gmail.com. | sliceofparadisefl@gmail.com |
| Email Address | Email Address |

***Property Owner(s) Acknowledgements:*** *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY Lake

The foregoing instrument was acknowledged before me this 15 day of January, 2021, by Joseph Allen who is personally known to me or has produced Florida DL as identification.

Signature of Notary

(seal)

AMYTROST
Notary Public, State of Florida
My Comm. Expires 09/14/2021
Commission No. GG143190

***INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729***

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

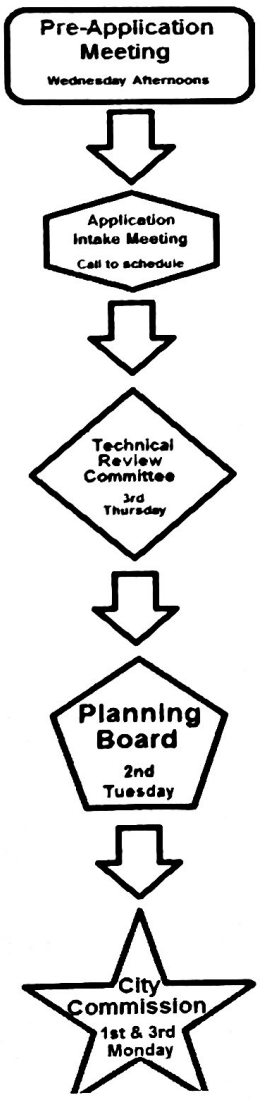
Intake Date Stamp

# ☐ CONDITIONAL USE: NO NEW CONSTRUCTION

*Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:*

- ☐ *If no site improvements are required:*
  - ☐ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

**Application Outlook**




*Application Type:*

- ☒ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

***Site Information:***

Building Size 1673 Parking Spaces: 4

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

| North | South | East | West |
|---|---|---|---|
| | | | |

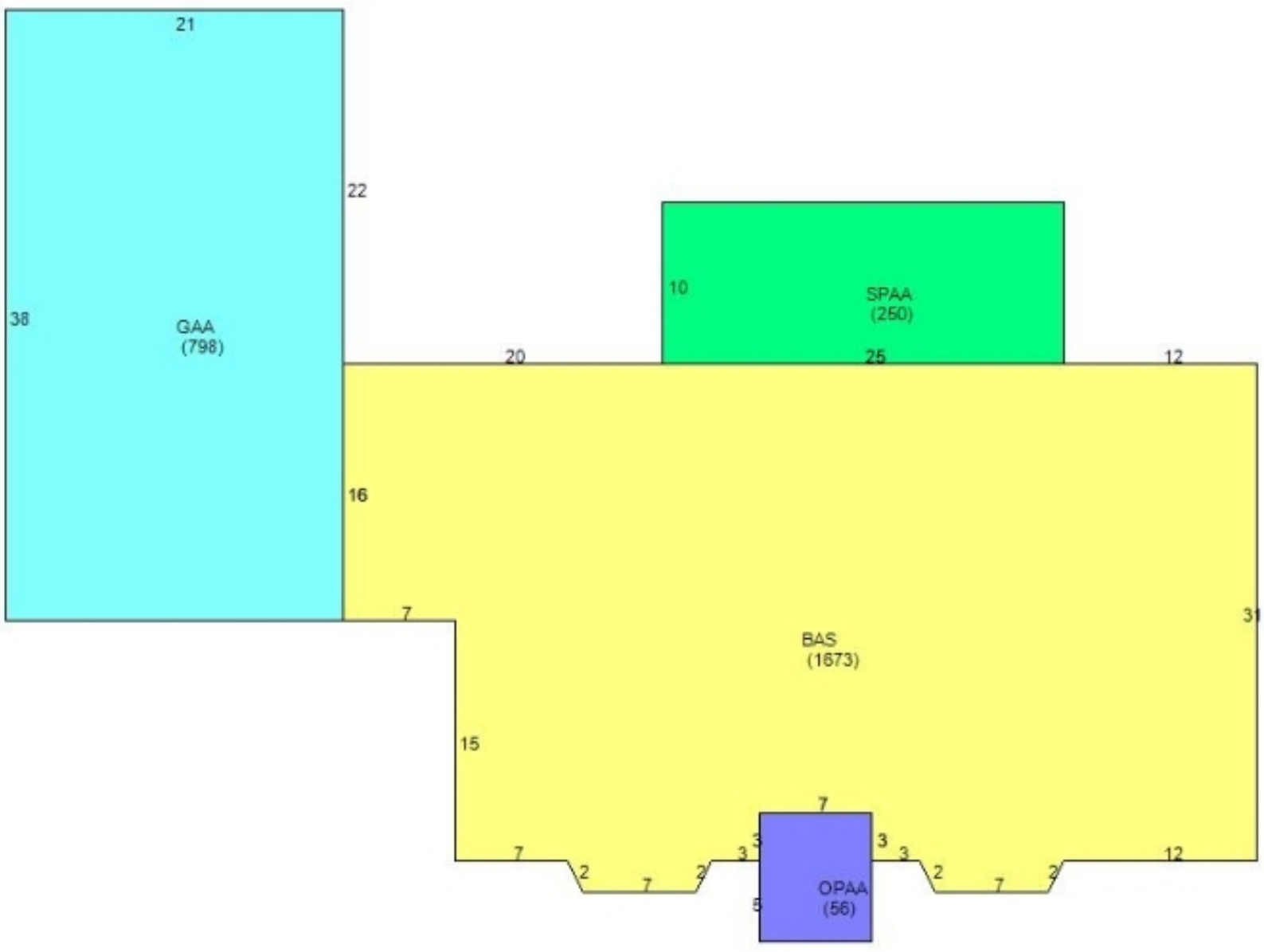
The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.




21
22
38
GAA
(798)
20
10
SPAA
(250)
25
12
16
7
BAS
(1673)
31
15
7
7
2
7
2
3
3
OPAA
(56)
5
3
3
2
7
2
12

# Building Information

## Finished Area: 1,673 SF

## Gross Sketched Area: 2,777 SF

### Exterior Data

| | |
|---|---|
| Building Type: | HB- |
| Grade: | B- |
| Year Built: | 1995 |
| Effective Year: | 1995 |
| No. Units: | 1 |
| Primary Wall: | CB Stucco |
| Secondary Wall: | |
| Roof Cover: | Conc Tile |
| Roof Structure: | Hip |
| View: | |
| Frame: | |
| Story Height: | 1 Story |

### Interior Data

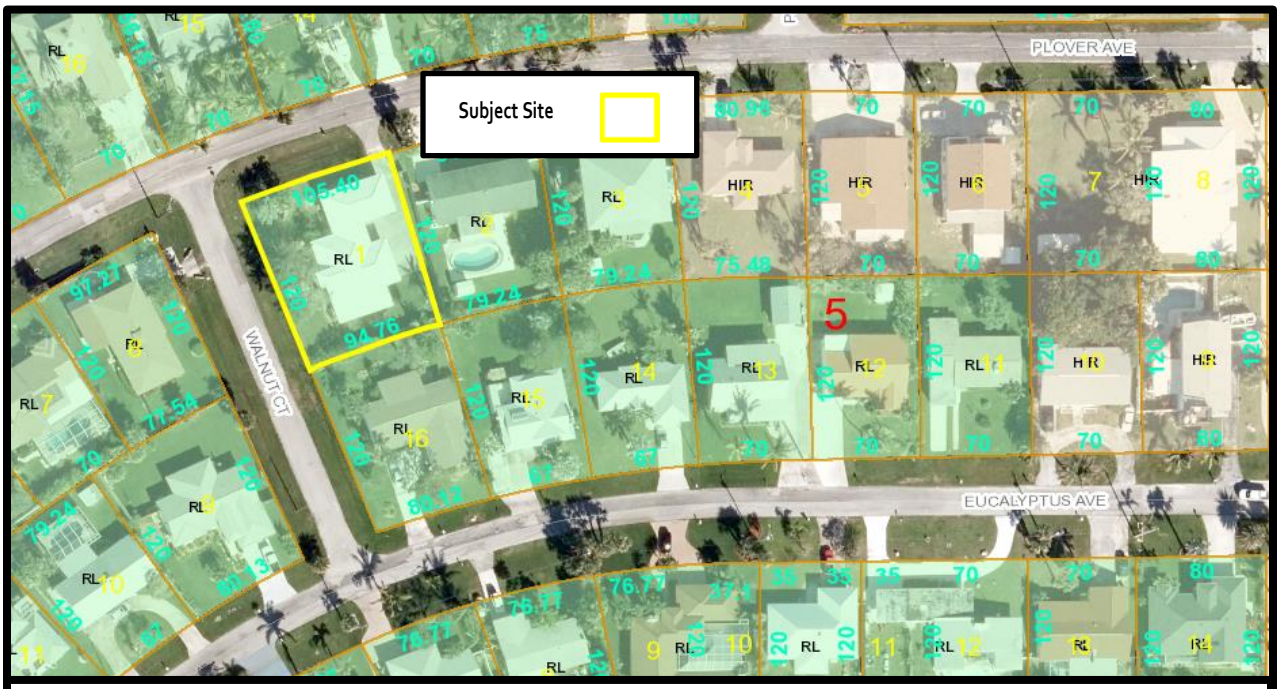
| | |
|---|---|
| Bedrooms: | 3 |
| Full Baths: | 2 |
| Half Baths: | 0 |
| Primary Int Wall: | Drywall |
| Primary Floors: | Carpet |
| Avg Hgt/Floor: | 0 |
| Heat Type: | FrcdHotAir |
| Heat Fuel: | ELEC |
| Electric: | MAXIMUM |
| A/C %: | 100% |
| Heated %: | 100% |
| Int Sprinkler %: | 0% |




THE SUNRISE CITY FORT PIERCE Florida

**Conditional Use With No New Construction**
**Joseph Dwelling Rental – 1801 Plover Avenue**
**Aerial Map**

N
W E
S




THE SUNRISE CITY FORT PIERCE Florida

**Conditional Use With No New Construction**
**Joseph Dwelling Rental – 1801 Plover Avenue**
**Future Land Use Map**

N W E S




THE SUNRISE CITY FORT PIERCE Florida

**Conditional Use With No New Construction**
**Joseph Dwelling Rental – 1801 Plover Avenue**
**Zoning Map**

N
W E
S

## Rebeca Guerra

**To:** Jennifer Hofmeister
**Subject:** RE: Pre-application - 1801 Plover Avenue

**From:** Martha Kerr <mkerr@fpua.com>
**Sent:** Thursday, January 21, 2021 1:24 PM
**To:** Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
**Subject:** Pre-application - 1801 Plover Avenue

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good afternoon,

Below are FPUA comments regarding the pre-application for1801 Plover Avenue.

W/WW Engineering: Location is presently a water and wastewater customer of FPUA. If fire protection is required, this service MUST be supplied via a dedicated "stand-alone" fire suppression device. Please contact Lugey Dawson @ (772) 466-1600 extension 3428 if this modification is required.

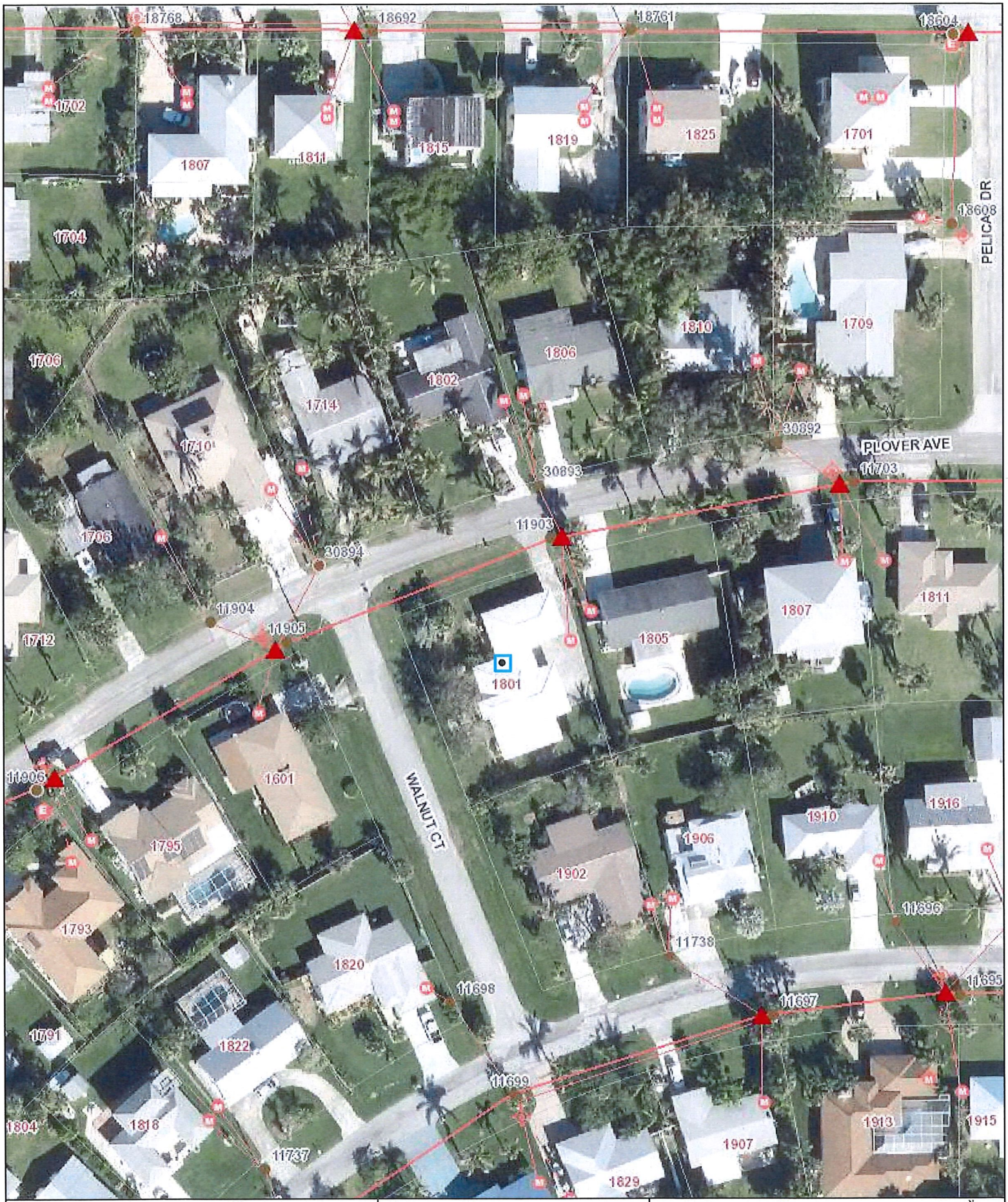
Electric & Gas Engineering: Approved - If the owner/applicant has any questions, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

Regards,

*Martha Kerr*
*Staff Assistant*
*W/WW Engineering Department*

FPUA
COMMUNITY PROUD

Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34947
772.466.1600 Ext. 3473
772.468.2414 Fax




**Legend**

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

***Disclaimer:***

*The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.*

811 Know what's below. Call before you dig.

Date: 1/19/2021

FPUA COMMUNITY PROUD

N

1 inch = 82 feet

## 2061 S US Highway 1


Created By:
FPUA

(772) 466-1600
FAX (772) 461-1938

## Rebeca Guerra

**To:** Jennifer Hofmeister
**Subject:** RE: Pre-Application Comments Due - 1801 Plover Avenue

**From:** Peggy Arraiz <parraiz@cityoffortpierce.com>
**Sent:** Thursday, January 21, 2021 8:08 AM
**To:** Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
**Subject:** RE: Pre-Application Comments Due - 1801 Plover Avenue

No comments from Code Enforcement. No cases at this location since 1995.

**Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce**
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148• Fax: 772.468.0457• 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

-----Original Appointment-----
**From:** Alicia Rosenthal <arosenthal@cityoffortpierce.com>
**Sent:** Tuesday, January 19, 2021 11:04 AM
**To:** Alicia Rosenthal; Ana Johnson; Audria Moore-Wells; Ben Balcer ; ChambersG@stlucieco.org; David Hays; Edward Roseberry; Jacolby Washington; Jennifer Hofmeister; Jill Marasa (jmarasa@youredc.com); Kori Benton; larry.hymowitz@dot.state.fl.us; Linda Cox; Martha Kerr; Paul Bertram; Paul Langel; Paul Thomas; Peggy Arraiz; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer
**Cc:** John Andrews; Julie Bye; Karen Murphy; Shaun Coss; Jill Marasa
**Subject:** Pre-Application Comments Due - 1801 Plover Avenue
**When:** Monday, January 25, 2021 8:30 AM-9:00 AM (UTC-05:00) Eastern Time (US & Canada).
**Where:**

Please accept this invitation as a reminder that Pre-Application comments are due for 1801 Plover Avenue. Please send comments to Jennifer Hofmeister at mailto:jhofmeister@cityoffortpierce.com

Site Address: 1801 PLOVER AVE
Sec/Town/Range: 12/35S/40E
Parcel ID: 2412-501-0042-000-5
Jurisdiction: Fort Pierce

Use Ty
Accoun
Map ID:
Zoning:

**Rebeca Guerra**

**To:** Jennifer Hofmeister
**Subject:** RE: Pre-Application Comments Due - 1801 Plover Avenue

-----Original Appointment-----
**From:** Edward Roseberry <eroseberry@cityoffortpierce.com>
**Sent:** Wednesday, January 20, 2021 2:05 PM
**To:** Alicia Rosenthal
**Cc:** Jennifer Hofmeister
**Subject:** Accepted: Pre-Application Comments Due - 1801 Plover Avenue
**When:** Monday, January 25, 2021 8:30 AM-9:00 AM (UTC-05:00) Eastern Time (US & Canada).
**Where:**

*Building Department Comments:*
*Vacation rental properties, including SFR used as transient rentals, shall be regulated through the DBPR, Florida Statute 509.242(c), Florida Administrative Code 61A-43 and will be amended by any future legislation or directives from the State of Florida.*
*Fire Sprinkler requirements are deferred to Fire Marshall pursuant to Florida Administrative Code 69A-43.*

**Rebeca Guerra**

**To:** Jennifer Hofmeister
**Subject:** RE: 1801 Plover Avenue

**From:** WBoyer@slcfd.org <WBoyer@slcfd.org>
**Sent:** Tuesday, January 19, 2021 12:54 PM
**To:** Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
**Subject:** 1801 Plover Avenue

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Jennifer,

No comments for this project.

Take care,



Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

## Rebeca Guerra

**To:** Jennifer Hofmeister
**Subject:** RE: 1801 Plover Pre-App

**From:** Tracy Telle <ttelle@cityoffortpierce.com>
**Sent:** Tuesday, January 19, 2021 12:13 PM
**To:** Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
**Cc:** Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>
**Subject:** 1801 Plover Pre-App

Jennifer,

Engineering has no comments on the proposed 2-day rental.

**Tracy S. Telle | Assistant City Engineer | City of Fort Pierce**
Engineering Department
Phone: 772.467.3776 Fax: 772.460.6847 100 North U.S. 1, Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida